Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Goal 1.1: The long term end toward which land use programs and activities are ultimately directed is the orderly growth and development of Punta Gorda in a high quality environment. Over the next planning period, it is the intent of the City to continue to create a lively, economically viable, pedestrian oriented town with a publicly accessible waterfront, healthy neighborhoods, and a high quality of community character.	No changes	Unchanged	
Objective 1.1.1: Punta Gorda will coordinate future land uses with appropriate topography and soil conditions, including flood and wetland issues.	No changes	Unchanged	
Policy 1.1.1.1: Punta Gorda will maintain or increase the total acreage in "Conservation" or "Preservation" FLUM classifications. *(Measurement: Total acres in "Conservation" and "Preservation.")*	No changes	Unchanged	
Policy 1.1.1.2: Punta Gorda will require, as applicable, an Environmental Resource Permit , for any development permitted through the City's Development Review Committee (DRC). *(Measurement: ERP's required for DRC Approvals.)*	No changes	Unchanged	
Policy 1.1.1.3: Punta Gorda will regulate development so as to mitigate potential flood-related hazards in flood prone areas. *(Measurement: Flood hazard requirements complied with on building permit applications for construction in flood prone areas.)*	No changes	Unchanged	
Objective 1.1.2: Punta Gorda will coordinate future land uses with the availability of facilities and services.	No changes	Unchanged	
Policy 1.1.2.1: Punta Gorda will require the availability of water and sewer, and other facilities and services for which there are LOS standards, concurrently with new development in the City. Additionally, development orders and permits will be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development; and that facilities that provide utility services to the various land uses are authorized at the same time as the land uses are authorized. Punta Gorda will regulate the time frame for availability of such facilities and services within areas to be annexed. *(Measurement: LOS-related facilities required in annexation.)*	No changes	Unchanged	
Policy 1.1.2.2: Punta Gorda will conduct planning for LOS-related facilities and services required taking into account FLUM designations in the planning area. *(Measurement: LOS-related facilities required.)*	**Policy 1.1.2.2:** Punta Gorda will conduct planning for LOS-related facilities and services required taking into account designated FLUM ~~designations~~ categories in the planning area. *(Measurement: LOS-related facilities required.)*	**Policy 1.1.2.2:** Punta Gorda will conduct planning for LOS-related facilities and services required taking into account designated FLUM categories in the planning area. *(Measurement: LOS-related facilities required.)*	Ensure consistency in terminology
Objective 1.1.3: The City of Punta Gorda is committed to the redevelopment and renewal of blighted areas, and the prevention of blight in other areas through the following policies:	No changes	Unchanged	

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.3.1: Punta Gorda will implement its Downtown Redevelopment Plan projects in its Community Redevelopment Area (CRA). *(Measurement: Implementation of identified CRA capital projects.)*	**Policy 1.1.3.1:** Punta Gorda will pay off the bonds that support prior capital projects in the ~~implement its Downtown Redevelopment Plan projects in its~~ Community Redevelopment Area (CRA) in accordance with the City's interlocal agreement with Charlotte County and will sunset the CRA by the end of 2030 as mandated in that agreement. The City will ensure that these capital improvements are maintained after the sunset of the CRA. *(Measurement: Implementation of identified CRA capital projects.)*	**Policy 1.1.3.1:** Punta Gorda will pay off the bonds that support prior capital projects in the Community Redevelopment Area (CRA) in accordance with the City's interlocal agreement with Charlotte County and will sunset the CRA by the end of 2030 as mandated in that agreement. The City will ensure that these capital improvements are maintained after the sunset of the CRA. *(Measurement: Implementation of identified CRA capital projects.)*	Clarify the role of the CRA moving forward
Policy 1.1.3.2: Implement improvements to public facilities and infrastructure, public services, housing, etc. which benefit low- and moderate income persons, using Community Development Block Grant (CDBG) and/or other sources of funds. *(Measurement: Funds received annually and applied to projects benefitting low- and moderate-income persons.)*	**Policy 1.1.3.2:** The City will ~~i~~mplement improvements to public facilities and infrastructure, public services, housing, etc. which benefit low- and moderate-income persons, using Community Development Block Grant (CDBG) and/or other sources of funds. *(Measurement: Funds received annually and applied to projects benefitting low- and moderate-income persons.)*	**Policy 1.1.3.2:** The City will implement improvements to public facilities and infrastructure, public services, housing, etc. which benefit low- and moderate-income persons, using Community Development Block Grant (CDBG) and/or other sources of funds. *(Measurement: Funds received annually and applied to projects benefitting low- and moderate-income persons.)*	Specify who will implement
	Policy 1.1.3.3: The City will work with local organizations and consistently update land development regulations to ensure the creation of a diverse mix of infill housing that may include more affordable types that align with workforce needs in Punta Gorda. *(Measurement: Number of building permits filed annually for affordable, workforce, and missing middle (duplex, triplex, fourplex, townhouse, courtyard apartment, bungalow court, etc.) homes.)*	**Policy 1.1.3.3:** The City will work with local organizations and consistently update land development regulations to ensure the creation of a diverse mix of infill housing that may include more affordable types that align with workforce needs in Punta Gorda. *(Measurement: Number of building permits filed annually for affordable, workforce, and missing middle (duplex, triplex, fourplex, townhouse, courtyard apartment, bungalow court, etc.) homes.)*	Support the creation of diverse and affordable housing through partnerships with local organizations and updated land development regulations
Policy 1.1.3.3: Punta Gorda, in cooperation with citizen groups, will continue to develop and implement a City-wide beautification program, including landscaping and other decorative improvements, in appropriate street right-of-ways and other public locations in Punta Gorda. *(Measurement: Existence of organized citizen group effort, project financing, completion of construction plans, and project.)*	**Policy 1.1.3.~~3~~4:** Punta Gorda, in cooperation with citizen groups, will continue to develop and implement a City-wide beautification program, including landscaping, public art, and other decorative improvements, in appropriate street right-of-ways and other public locations in Punta Gorda. *(Measurement: Existence of organized citizen group effort, project financing, completion of construction plans, and project.)*	**Policy 1.1.3.4:** Punta Gorda, in cooperation with citizen groups, will continue to develop and implement a City-wide beautification program, including landscaping, public art, and other decorative improvements, in appropriate street right-of-ways and other public locations in Punta Gorda. *(Measurement: Existence of organized citizen group effort, project financing, completion of construction plans, and project.)*	Include public art as a type of beautification improvement
Policy1.1.3.4: Punta Gorda will provide technical assistance in the historic rehabilitation or adaptive reuse of historic properties. *(Measurement: Number of meetings held annually with persons interested in historic rehabilitation or adaptive reuse of historic properties held by Economic Facilitator or other City staff.)*	**Policy1.1.3.~~4~~5:** Punta Gorda will provide technical assistance in the historic rehabilitation or adaptive reuse of historic properties. *(Measurement: Number of meetings held annually with persons interested in historic rehabilitation or adaptive reuse of historic properties held by Economic Facilitator or other City staff.)*	**Policy1.1.3.5:** Punta Gorda will provide technical assistance in the historic rehabilitation or adaptive reuse of historic properties. *(Measurement: Number of meetings held annually with persons interested in historic rehabilitation or adaptive reuse of historic properties held by Economic Facilitator or other City staff.)*	Numbering
	Policy 1.1.3.6: The City will ensure that local historic and conservation district requirements do not impose additional and/or excessive development barriers on key infill and redevelopment opportunity sites. *(Measurement: Number of building applications filed annually for infill and redevelopment projects of a certain size located in a local historic and conservation districts.)*	**Policy 1.1.3.6:** The City will ensure that local historic and conservation district requirements do not impose additional and/or excessive development barriers on key infill and redevelopment opportunity sites. *(Measurement: Number of building applications filed annually for infill and redevelopment projects of a certain size located in a local historic and conservation districts.)*	Ensure that redevelopment on key opportunity sites located in historic districts is still feasible
Objective 1.1.4: Punta Gorda will eliminate or reduce uses inconsistent with the community's character or future land uses by maintaining zoning that is consistent with the FLUM, by enforcing code provisions for the elimination of unlawful, non-conforming uses and structures, and by fostering appropriate redevelopment through a comprehensive process of economic facilitation.	No changes	Unchanged	

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.4.1: Punta Gorda will prohibit the rebuilding of structures not conforming to the zoning regulations, flood regulations, or building code if such structure is damaged by fire or other disaster in excess of 50% of its value. *(Measurement: Number of non-conforming structures damaged each year and determined to be ineligible for rebuilding due to the extent of damage.)*	No changes	Unchanged	
Policy 1.1.4.2: Punta Gorda will prohibit the re-establishment of a use that does not conform to the zoning regulations where such non-conforming use ceases for a period of one year, or less if required by ordinance, as established by Business Tax Receipts records or other appropriate means. *(Measurement: Number of Business Tax Receipts lapsing each year that are determined to be for non-conforming uses of structures or land, and which would require the elimination of the nonconforming use under the implementing regulation.)*	No changes	Unchanged	
Policy 1.1.4.3: Punta Gorda will promote infill development and redevelopment consistent with the Future Land Use Map through its land development regulations and other means such as public improvements and economic facilitation. *(Measurement: Proportion of building permits issued each year which are for construction in areas of existing development which are served by water and sewer; number of economic facilitation contacts.)*	No changes	Unchanged	
Policy 1.1.4.4: Punta Gorda will maintain a Future Land Use Map and land use classification system that provides for the distribution, extent and location of a variety of land uses. *(Measurement: Maintenance of Future Land Use Map.)*	No changes	Unchanged	
Objective 1.1.5: Punta Gorda will ensure the protection of natural resources through ownership/control for preservation and conservation, through protective FLUM classifications, and through regulatory criteria for development.	**Objective 1.1.5:** Punta Gorda will ensure the protection of natural resources through ownership/control for preservation and conservation, through protective FLUM classifications, and through regulatory criteria for new development and infrastructure.	**Objective 1.1.5:** Punta Gorda will ensure the protection of natural resources through ownership/control for preservation and conservation, through protective FLUM classifications, and through regulatory criteria for new development and infrastructure.	Add regulatory criteria for new infrastructure in regard to the protection of natural resources
Policy1.1.5.1: Punta Gorda will support the acquisition, through various state and federal grant programs or other means, of environmentally sensitive lands within Punta Gorda, and will apply the "Preservation" FLUM classification to any new environmentally sensitive public land acquisition done for the primary purpose of preservation. *(Measurement: Application(s) prepared and submitted for grants, or other funding sources, for purchase of environmentally sensitive lands. New lands acquired by public and protected by "Preservation" FLUM classification.)*	No changes	Unchanged	
Policy 1.1.5.2: To address issues of environmental sensitivity for development project proposals involving undisturbed lands outside the "Preservation" FLUM area, Punta Gorda will take actions consistent with the Comprehensive Plan's Conservation Element, such as requiring environmental surveys and utilizing the FDEP's Environmental Resource Permit (ERP) process. *(Measurement: Environmental surveys, ERP's, and other actions in response to environmentally sensitive conditions.)*	No changes	Unchanged	

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
	Policy 1.1.5.3: Punta Gorda will develop a green infrastructure program for new capital projects that sets updated standards for impervious versus pervious surface area, sustainable building materials, xeriscaping, and low impact stormwater management. (*Measurement: Creation and adoption of a green infrastructure program, to be updated as necessary every five years.)*	**Policy 1.1.5.3:** Punta Gorda will develop a green infrastructure program for new capital projects that sets updated standards for impervious versus pervious surface area, sustainable building materials, xeriscaping, and low impact stormwater management. *(Measurement: Creation and adoption of a green infrastructure program, to be updated as necessary every five years.)*	Call for the creation of a Green Infrastructure Program to support sustainability and stormwater management
Objective 1.1.6: Punta Gorda will protect historic resources through historic district designation and historically sensitive land development regulations.	No Changes	Unchanged	
Policy 1.1.6.1: Punta Gorda will continue to promote historic preservation by maintaining a Historic Preservation Advisory Board, by offering technical assistance to persons interested in the adaptive reuse of historic structures, by facilitating events planned by community groups in celebration of local history, and by reviewing and updating its inventory of historic resources. *(Measurement: Number of meetings of Historic Preservation Advisory Board, number of technical assistance meetings held by staff, and number of history-related events recommended for approval by the Development Review Committee, updated historic resources inventory.)*	No changes	Unchanged	
Policy 1.1.6.2: Punta Gorda will allow the transfer of development rights (TDR) from a historic property to be preserved to a receiving site. The TDR process for historic preservation will allow the transfer of the residential density or commercial floor area entitlement to an appropriate receiving site and it will require the issuance of a transfer of development rights voucher serving as proof of the transfer. *(Measurement: Existence of regulations governing TDR's which permit the transfer of a preserved historic property to a receiving site.)*	**Policy 1.1.6.2:** Punta Gorda will allow the transfer of development rights (TDR) from a historic property ~~to be~~being preserved to a receiving site. The TDR process for historic preservation will allow the transfer of the residential density or commercial floor area entitlement to an appropriate receiving site and it will require documentation of the transfer to be placed in the public records~~the issuance of a transfer of development rights voucher serving as proof of the transfer~~. *(Measurement: Existence of regulations governing TDR's which permit the transfer of a preserved historic property to a receiving site.)*	**Policy 1.1.6.2:** Punta Gorda will allow the transfer of development rights (TDR) from a historic property being preserved to a receiving site. The TDR process for historic preservation will allow the transfer of the residential density or commercial floor area entitlement to an appropriate receiving site and it will require documentation of the transfer to be placed in the public records. *(Measurement: Existence of regulations governing TDR's which permit the transfer of a preserved historic property to a receiving site.)*	Rephrased to clarify the TDR process
	Policy 1.1.6.3: In order to prevent further loss of historic assets, Punta Gorda will adopt and maintain a local register of historic buildings and will designate local historic or conservation ~~district~~overlays in areas where either large concentrations of these contributing buildings still exist or where the historic urban pattern of the City is still apparent, respectively. (*Measurement: Number of demolition permits for buildings on the local register of historic properties.)*	**Policy 1.1.6.3:** In order to prevent further loss of historic assets, Punta Gorda will adopt and maintain a local register of historic buildings and will designate local historic or conservation overlays in areas where either large concentrations of these contributing buildings still exist or where the historic urban pattern of the City is still apparent, respectively. *(Measurement: Number of demolition permits for buildings on the local register of historic properties.)*	Support the establishment of a local register of historic buildings and local historic/conservation districts, which give the city more power to protect historic assets
	Policy 1.1.6.4: The City will establish and maintain a long-term relocation and adaptation strategy for historic properties in areas vulnerable to Sea Level Rise. (*Measurement: Damage in dollars to historic properties as a result of Sea Level Rise and subsequent heightened storm surge impacts.)*	**Policy 1.1.6.4:** The City will establish and maintain a long-term relocation and adaptation strategy for historic properties in areas vulnerable to Sea Level Rise. *(Measurement: Damage in dollars to historic properties as a result of Sea Level Rise and subsequent heightened storm surge impacts.)*	Support the creation of a relocation strategy to protect vulnerable historic buildings
Objective 1.1.7: Punta Gorda will mitigate the risk of coastal flooding vulnerability by strategic provision of public infrastructure; promoting the use of Transfer of Development Rights (TDR); and by pursuing the acquisition of lands for preservation.	**Objective 1.1.7:** Punta Gorda will mitigate the ~~the risk of coastal flooding vulnerability~~ negative impacts associated with climate change and sea level rise by proactively adapting existing and providing new ~~strategic provision of~~ public infrastructure; promoting the use of Transfer of Development Rights (TDR); and by pursuing the acquisition of lands for preservation.	**Objective 1.1.7:** Punta Gorda will mitigate the negative impacts associated with climate change and sea level rise by proactively adapting existing and providing new public infrastructure; promoting the use of Transfer of Development Rights (TDR); and by pursuing the acquisition of lands for preservation.	Rephrase existing policy to mitigate all the negative impacts of sea level rise and climate change, not just coastal flooding

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.7.1: Construction of public facilities in coastal flood risk area will be in furtherance of one or more of the following: downtown revitalization, efficiencies in the provision of service, or service to existing populations. *(Measurement: For public facilities construction proposed in coastal areas, a written determination of how such facilities will contribute to downtown revitalization, efficiencies in provision of service or service to existing populations. Such determination is to be made part of the annual capital improvements program.)*	No changes	Unchanged	
	Policy 1.1.7.2: To ensure that growth and investment foster a more resilient city, Punta Gorda will adopt and maintain adaptation guidelines for new capital projects and private developments according to the Adaptation Focus Areas defined in the Punta Gorda Climate Action Plan. *(Measurement: Existence and enforcement of adaptation guidelines, that are updated as necessary every 10 years.)*	**Policy 1.1.7.2:** To ensure that growth and investment foster a more resilient city, Punta Gorda will adopt and maintain adaptation guidelines for new capital projects and private developments according to the Adaptation Focus Areas defined in the Punta Gorda Climate Action Plan. *(Measurement: Existence and enforcement of adaptation guidelines, that are updated as necessary every 10 years.)*	Create adaptation guidelines for new capital projects and developments according to the Adaptation Focus Areas identified in the Climate Action Plan
	Policy 1.1.7.3: In partnership with regional and state agencies and local organizations, the City will establish and maintain a Climate Adaptation Assistance program that provides technical assistance and financial support for commercial property owners to implement climate adaptation measures. *(Measurement: Number of building retrofits undertaken annually for adaptation purposes.)*	**Policy 1.1.7.3:** In partnership with regional and state agencies and local organizations, the City will establish and maintain a Climate Adaptation Assistance program that provides technical assistance and financial support for commercial property owners to implement climate adaptation measures. *(Measurement: Number of building retrofits undertaken annually for adaptation purposes.)*	Support the establishment of a Climate Adaptation Assistance Program to help commercial property owners implement adaptation measures
Policy 1.1.7.2: The City will perform a comprehensive analysis of existing land uses in relation to the future land use map to establish appropriate sending and receiving zones and update the Transfer of Development Rights Program. *(Measurement: The completion of the analysis and the creation of a Transfer of Development Rights Process.)*	**Policy 1.1.7.4~~2~~:** The City will perform a comprehensive analysis of existing land uses in relation to the future land use map to establish appropriate sending and receiving zones and update the Transfer of Development Rights Program. *(Measurement: The completion of the analysis and the creation of a Transfer of Development Rights Process.)*	**Policy 1.1.7.4:** The City will perform a comprehensive analysis of existing land uses in relation to the future land use map to establish appropriate sending and receiving zones and update the Transfer of Development Rights Program. *(Measurement: The completion of the analysis and the creation of a Transfer of Development Rights Process.)*	Numbering
Policy 1.1.7.3: The City will seek out opportunities to acquire lands for preservation to mitigate the risk of coastal flooding events due to storms and climate change. (Measurement: Acres of land acquired for Preservation.)	**Policy 1.1.7.5~~3~~:** The City will seek out opportunities to acquire lands for preservation to mitigate the risk of coastal flooding events due to storms and climate change. (Measurement: Acres of land acquired for Preservation.)	**Policy 1.1.7.5:** The City will seek out opportunities to acquire lands for preservation to mitigate the risk of coastal flooding events due to storms and climate change. (Measurement: Acres of land acquired for Preservation.)	Numbering
Objective 1.1.8: Punta Gorda will continue to eliminate, reduce, or mitigate conditions that are inconsistent with any interagency hazard mitigation report recommendations that it deems to be appropriate, and which are inconsistent with the comprehensive plan.	**Objective 1.1.8:** Punta Gorda will continue to eliminate, reduce, or mitigate conditions that are inconsistent with any interagency hazard mitigation report recommendations, including those in the ~~–~~Florida Statutes~~that it deems to be appropriate, and which are inconsistent with the comprehensive plan~~.	**Objective 1.1.8:** Punta Gorda will continue to eliminate, reduce, or mitigate conditions that are inconsistent with any interagency hazard mitigation report recommendations, including those in the Florida Statutes.	Rephrase to include Florida Statures
Policy 1.1.8.1: The City of Punta Gorda will continue to participate in the Community Rating System (CRS) program, provide public education on flood hazards, have development and building regulations that mitigate flood hazard, maintain and/or improve stormwater drainage, train City staff in flood issues, and control the siting of mobile homes. *(Measurement: Continued participation in the CRS program.)*	No changes	Unchanged	
	Policy 1.1.8.2: Punta Gorda will participate in intergovernmental coordination processes regarding the location of any future dredge spoil disposal sites within or around its borders. *(Measurement: Participation in intergovernmental coordination processes, and documentation thereof, should antecedent conditions exist.)*	**Policy 1.1.8.2:** Punta Gorda will participate in intergovernmental coordination processes regarding the location of any future dredge spoil disposal sites within or around its borders. *(Measurement: Participation in intergovernmental coordination processes, and documentation thereof, should antecedent conditions exist.)*	Move this here from Policy 1.1.13.1

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Objective 1.1.9: Punta Gorda will coordinate consistency of new development with the Charlotte Harbor Surface Water Improvement and Management (SWIM) Plan, and the Charlotte Harbor National Estuary Program's Comprehensive Conservation Management Plan (CCMP).	No changes	Unchanged	
Policy 1.1.9.1: Punta Gorda will implement a stormwater quality program including public education, development standards, facility improvements, and maintenance components. *(Measurement: Public education provided; stormwater standards imposed through DRC permitting process; stormwater facilities improved or maintained.)*	No changes	Unchanged	
Policy 1.1.9.2: Punta Gorda will maintain and enforce regulations requiring flood elevation and/or flood proofing techniques for building in floodplains. *(Measurement: Elevation and floodproofing required by building permit conditions.)*	No changes	Unchanged	
Policy 1.1.9.3: Punta Gorda will continue to serve its customers with adequate potable water and sanitary sewer. *(Measurement: Annual estimate of residential customers served with water and sewer.)*	No changes	Unchanged	
Policy 1.1.9.4: In formulating utility extension policies, Punta Gorda will seek to accommodate planned densities in unincorporated areas. *(Measurement: Review of policies in the comprehensive plan to accommodate for County's transfer of development units within the unincorporated portion of the utility service areas.)*	No changes	Unchanged	
Policy 1.1.9.5: Punta Gorda will apply appropriate site planning requirements such as environmental surveys, on-site stormwater management, wetlands preservation, etc., according to the needs of the situation in the context of applicable law and sound planning practice. *(Measurement: Development Review Committee applications processed each year and discussion of the required submittals.)*	No changes	Unchanged	
Objective 1.1.10: Punta Gorda will discourage urban sprawl by controlling the extension of urban facilities and services to non-urban areas and by encouraging urban infill development.	No changes	Unchanged	
Policy 1.1.10.1: To the extent that Punta Gorda proactively pursues annexations, it will do so on the basis of a comprehensive rationale, such as that described in the basic studies supporting the comprehensive plan. Punta Gorda will seek first to annex enclaves, near enclaves, and adjacent urbanized areas. Considerations include, but are not limited to, environmental and health benefits, land needs for various uses, cost and revenue impacts, and benefits of jurisdictional consolidation. *(Measurement: Annexation study or studies which include evaluation of the aforementioned considerations.)*	No changes	Unchanged	

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.10.2: Punta Gorda will encourage infill development within the City by maintaining a high level of urban services, by cooperating with the private sector in promoting economic growth, and by maintaining land development regulations that facilitate the sensitive integration of new development in older urban areas. *(Measurement: Expenditures for City promotion and economic facilitation; existence of regulations affecting downtown redevelopment.)*	No changes	Unchanged	
Policy 1.1.10.3: Punta Gorda will refrain from the extension of water and sewer lines into sparsely developed areas in order to discourage a leap frog development pattern of urban sprawl. Water distribution lines or sewage collection lines may be extended within the areas identified as the Sheriff/ECC/Airport Area and the Jones Loop Area in the 2006 Annexation Study. *(Measurement: Annual written description of water and sewer line extensions and a description of the areas in which these extensions took place.)*	**Policy 1.1.10.3:** Punta Gorda will refrain from the extension of water and sewer lines into sparsely developed areas in order to discourage a ~~leap frog~~leapfrog development pattern of urban sprawl. Water distribution lines or sewage collection lines may be extended within the areas identified as the Sheriff/ECC/Airport Area and the Jones Loop Area in the 2006 Annexation Study. *(Measurement: Annual written description of water and sewer line extensions and a description of the areas in which these extensions took place.)*	**Policy 1.1.10.3:** Punta Gorda will refrain from the extension of water and sewer lines into sparsely developed areas in order to discourage a leapfrog development pattern of urban sprawl. Water distribution lines or sewage collection lines may be extended within the areas identified as the Sheriff/ECC/Airport Area and the Jones Loop Area in the 2006 Annexation Study. *(Measurement: Annual written description of water and sewer line extensions and a description of the areas in which these extensions took place.)*	Spelling
Objective 1.1.11: Punta Gorda will continue to plan for water and sewer plants, water and sewer lines and related facilities needs in advance of development, making provision for required property through acquisition and developer dedication.	No changes	Unchanged	
Policy 1.1.11.1: Punta Gorda will maintain regulations governing the subdivision of land such that adequate rights-of-way and utility easements are maintained, and Punta Gorda will evaluate utility needs prior to the abandonment of any rights-of-way, utility easements, or other public facility sites. *(Measurement: Existence of subdivision regulations providing for rights-of-way and easements; and written determination with respect to utility needs for any right-of-way, easement, or public facility abandonment during the year.)*	No changes	Unchanged	
Policy 1.1.11.2: Punta Gorda will maintain an ongoing utility planning process to ensure the adequate capacity of its water and sewer facilities, consistent with the comprehensive plan concurrency requirements and the requirements of federal and state utility permitting and regulatory agencies. *(Measurement: Reports submitted annually to utility permitting agencies addressing usage, capacities, and future improvements or expansions.)*	No changes	Unchanged	
Objective 1.1.12: Where particular aims of the comprehensive plan may be advanced (such as affordable housing, historic preservation, protection of environmentally sensitive areas, discounted acquisition of land for public purposes, or downtown redevelopment), Punta Gorda will employ or make available innovative land development techniques such as TDR's, density bonuses, PUD's, mixed use land use classifications and zoning, or other techniques.	**Objective 1.1.12:** Where particular aims of the comprehensive plan may be advanced (such as affordable housing, commercial and mixed use development, historic preservation, ~~protection of environmentally sensitive areas~~environmental conservation, ~~discounted acquisition of land for public purposes~~economic development, ~~or~~ downtown ~~redevelopment~~revitalization, and community health), Punta Gorda will employ or make available innovative land development techniques~~, such as TDR's, density bonuses, PUD's, mixed use land use classifications and zoning, or other techniques~~ city programs, and public investments.	**Objective 1.1.12:** Where particular aims of the comprehensive plan may be advanced (such as affordable housing, commercial and mixed use development, historic preservation, environmental conservation, economic development, downtown revitalization, and community health), Punta Gorda will employ or make available innovative land development techniques, city programs, and public investments.	Expand the aims of the comprehensive plan to include commercial and mixed-use development, economic development, downtown revitalization, and community health

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.12.1: Punta Gorda has made available a Transfer of Development Rights (TDR) process for historic preservation, protection of environmentally sensitive areas, reduction of coastal flooding risk, downtown redevelopment, or sale of property at a discount to a public agency for public purpose. *(Measurement: Number of inquiries each year and number of TDR's issued.)*	No changes	Unchanged	
Policy 1.1.12.2: Punta Gorda will make available density bonuses for the development of affordable housing, historic preservation, protection of environmentally sensitive areas, downtown redevelopment, or to reduce the risk of coastal flooding. *(Measurement: Number of inquiries each year and number of density bonuses issued. Measurement: Existence of Mixed Use provisions for these FLUM categories as outlined in Policies 1.1.14.2 and 1.1.14.3.)*	**Policy 1.1.12.2:** In order to support the creation of affordable and workforce housing, the City of Punta Gorda will provide a tax/fee rebate program for residential projects that include affordable and workforce units, help establish a community land trust and/or land bank, and expand support for local housing agencies and nonprofit organizations. *(Measurement: Number of new building permits filed annually for projects that include affordable and workforce housing units.)*~~Punta Gorda will make available density bonuses for the development of affordable housing, historic preservation, protection of environmentally sensitive areas, downtown redevelopment, or to reduce the risk of coastal flooding. *(Measurement: Number of inquiries each year and number of density bonuses issued. Measurement: Existence of Mixed Use provisions for these FLUM categories as outlined in Policies 1.1.14.2 and 1.1.14.3.)*~~	**Policy 1.1.12.2:** In order to support the creation of affordable and workforce housing, the City of Punta Gorda will provide a tax/fee rebate program for residential projects that include affordable and workforce units, help establish a community land trust and/or land bank, and expand support for local housing agencies and nonprofit organizations. *(Measurement: Number of new building permits filed annually for projects that include affordable and workforce housing units.)*	Endorse the creation of a tax/fee rebate program and community land trust/land bank, as well as support for local organizations to encourage more affordable and workforce housing
	Policy 1.1.12.3: The City will prioritize affordable and workforce housing projects as a local preference when seeking funding and housing credits from the Florida Housing Finance Corporation. *(Measurement: Amount of funding and number of housing credits secured annually from the Florida Housing Finance Corporation for affordable and workforce housing projects.)*	**Policy 1.1.12.3:** The City will prioritize affordable and workforce housing projects as a local preference when seeking funding and housing credits from the Florida Housing Finance Corporation. *(Measurement: Amount of funding and number of housing credits secured annually from the Florida Housing Finance Corporation for affordable and workforce housing projects.)*	Prioritize affordable and workforce housing as a local preference when receiving state funding and housing credits
	Policy 1.1.12.4: In partnership with local nonprofits and as part of a larger Continuing Care Retirement Communities Program, the City will support the creation of more assisted living projects. *(Measurement: Number of new building permits filed for assisted living projects in a given year.)*	**Policy 1.1.12.4:** In partnership with local nonprofits and as part of a larger Continuing Care Retirement Communities Program, the City will support the creation of more assisted living projects. *(Measurement: Number of new building permits filed for assisted living projects in a given year.)*	Support the creation of more assisted living projects
	Policy 1.1.12.5: The City will consider the use of impact fee adjustments, special assessments, Business Improvement Districts (BID), and Community Development Corporations (CDC) in areas where business or mixed-use growth is desired and recommended. These areas include the greater downtown area, where these techniques could supplement current CRA activities and replace or extend ongoing functions of the CRA after its anticipated sunset before 2030. *(Measurement: Number of special assessment areas, BIDs, and CDCs operating under consideration in Punta Gorda.)*	**Policy 1.1.12.5:** The City will consider the use of impact fee adjustments, special assessments, Business Improvement Districts (BID), and Community Development Corporations (CDC) in areas where business or mixed-use growth is desired and recommended. These areas include the greater downtown area, where these techniques could supplement current CRA activities and replace or extend ongoing functions of the CRA after its anticipated sunset before 2030. *(Measurement: Number of special assessment areas, BIDs, and CDCs operating under consideration in Punta Gorda.)*	Endorse the revision of impact fees and creation of BIDs and CDCs in order to encourage mixed-use and commercial redevelopment and support local businesses
	Policy 1.1.12.6: Punta Gorda will consider creating a façade improvement program to improve storefronts and façades of commercial buildings and will consider partnerships with chambers of commerce and anchor institutions to promote events and programming that sustain local businesses and add to the community's sense of place. *(Measurement: Number of inquiries received annually for the Façade Improvement Program.)*	**Policy 1.1.12.6:** Punta Gorda will consider creating a façade improvement program to improve storefronts and façades of commercial buildings and will consider partnerships with chambers of commerce and anchor institutions to promote events and programming that sustain local businesses and add to the community's sense of place. *(Measurement: Number of inquiries received annually for the Façade Improvement Program.)*	Create a façade improvement program to support downtown revitalization

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
	Policy 1.1.12.7: Punta Gorda will work closely with the Charlotte County Economic Development Office and local chambers to attract more small and mid-sized PDR (production, distribution, and repair), aviation, and health-related businesses to the City and establish clear targets and outreach plans for securing future businesses and residents. *(Measurement: Number of net new businesses located in Punta Gorda annually.)*	**Policy 1.1.12.7:** Punta Gorda will work closely with the Charlotte County Economic Development Office and local chambers to attract more small and mid-sized PDR (production, distribution, and repair), aviation, and health-related businesses to the City and establish clear targets and outreach plans for securing future businesses and residents. *(Measurement: Number of net new businesses located in Punta Gorda annually.)*	Establish stronger partnerships with the County's Economic Development office to attract more desirable businesses
	Policy 1.1.12.8: To create a more vibrant downtown for locals and visitors alike, the City will partner with local organizations to provide new art programs and production space and create a Cultural Space Management PDA to lease, develop, purchase and mange spaces specifically for artists and cultural institutions and businesses. *(Measurement: Number of spaces leased out for artists, performers, arts-related businesses, and cultural organization.)*	**Policy 1.1.12.8:** To create a more vibrant downtown for locals and visitors alike, the City will partner with local organizations to provide new art programs and production space and create a Cultural Space Management PDA to lease, develop, purchase and mange spaces specifically for artists and cultural institutions and businesses. *(Measurement: Number of spaces leased out for artists, performers, arts-related businesses, and cultural organization.)*	Support the creation of a Cultural Space Management PDA to encourage more arts and culture-related businesses downtown
	Policy 1.1.12.9: The city will continually explore and implement innovative parking programs to manage parking demand and supply downtown, including shared valet services, time limited parking, residential parking permits, and transportation improvements that reduce overall car trips. *(Measurement: Downtown parking occupancy rates during peak and non-peak hours measured annually.)*	**Policy 1.1.12.9:** The city will continually explore and implement innovative parking programs to manage parking demand and supply downtown, including shared valet services, time limited parking, residential parking permits, and transportation improvements that reduce overall car trips. *(Measurement: Downtown parking occupancy rates during peak and non-peak hours measured annually.)*	Call for continued parking studies and transportation improvements to ensure the parking is properly managed and that overall car trips can be reduced downtown
	Policy 1.1.12.10: Punta Gorda will establish a Street Tree Program that allows individual citizens, developers, business owners, and community groups to contribute to Punta Gorda's urban canopy by purchasing new trees, while the city commits to maintaining and watering them. *(Measurement: Inquiries about the Street Tree Program and number of trees planted through the program annually.)*	**Policy 1.1.12.10:** Punta Gorda will establish a Street Tree Program that allows individual citizens, developers, business owners, and community groups to contribute to Punta Gorda's urban canopy by purchasing new trees, while the city commits to maintaining and watering them. *(Measurement: Inquiries about the Street Tree Program and number of trees planted through the program annually.)*	Facilitate the planting of more street trees by partnering with property owners
Policy 1.1.12.2: Punta Gorda will make available density bonuses for the development of affordable housing, historic preservation, protection of environmentally sensitive areas, downtown redevelopment, or to reduce the risk of coastal flooding. *(Measurement: Number of inquiries each year and number of density bonuses issued. (Measurement: Existence of Mixed Use provisions for these FLUM categories as outlined in Policies 1.1.14.2 and 1.1.14.3.)*	~~**Policy 1.1.12.2:** Punta Gorda will make available density bonuses for the development of affordable housing, historic preservation, protection of environmentally sensitive areas, downtown redevelopment, or to reduce the risk of coastal flooding. *(Measurement: Number of inquiries each year and number of density bonuses issued. (Measurement: Existence of Mixed Use provisions for these FLUM categories as outlined in Policies 1.1.14.2 and 1.1.14.3.)*~~	Deleted	Delete this policy, though the intent behind it is now addressed in Policy 1.1.13.2
Policy 1.1.12.3: Punta Gorda's Urban Village, Professional Office, Highway Commercial, and Light Industrial FLUM categories will be configured to allow mixed uses in the Downtown Redevelopment Area and other appropriate parcels *(Measurement: Existence of mixed use provisions for these FLUM categories as outlined in Policies 1.1.14.2 and1.1.14.3.)*	**Policy 1.1.12.~~3~~11:** Punta Gorda's ~~Urban Village~~Downtown, Village Center, Traditional Neighborhood, Professional Office, Flex Commercial Corridor, Highway Commercial, and Light Industrial FLUM categories will be configured to allow mixed uses in the Downtown Redevelopment Area and other appropriate parcels *(Measurement: Existence of mixed use provisions for these FLUM. categories as outlined in Policies 1.1.14.2 and1.1.14.3.)*	**Policy 1.1.12.11:** Punta Gorda's Downtown, Village Center, Traditional Neighborhood, Professional Office, Flex Commercial Corridor, Highway Commercial, and Light Industrial FLUM categories will be configured to allow mixed uses in the Downtown Redevelopment Area and other appropriate parcels. *(Measurement: Existence of mixed use provisions for these FLUM categories as outlined in Policies 1.1.14.2 and1.1.14.3.)*	Add new FLU categories to the land use types listed as mixed use
Objective 1.1.13: Punta Gorda will follow procedures consistent with Florida Statute requirements for planning and siting dredge spoil disposal sites.	~~**Objective 1.1.13:** Punta Gorda will follow procedures consistent with Florida Statute requirements for planning and siting dredge spoil disposal sites.~~	Deleted	Delete this objective and move its only policy to 1.1.8.2

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.13.1: Punta Gorda will participate in intergovernmental coordination processes regarding the location of any future dredge spoil disposal sites within or around its borders. *(Measurement: Participation in intergovernmental coordination processes, and documentation thereof, should antecedent conditions exist.)*	~~**Policy 1.1.13.1:** Punta Gorda will participate in intergovernmental coordination processes regarding the location of any future dredge spoil disposal sites within or around its borders. *(Measurement: Participation in intergovernmental coordination processes, and documentation thereof, should antecedent conditions exist.)*~~	Moved	Move this to Policy 1.1.8.2
	Objective 1.1.13: In order to enact recommendations of the 2019 Citywide Master Plan, the City of Punta Gorda will amend its land development regulations and Code of Ordinances, focusing on priorities like promoting diverse and affordable housing development, enabling commercial and mixed use infill development, improving walkability and bikeability to ensure community safety and economic vibrancy, and ensuring high-quality growth that preserves and enhances community character.	**Objective 1.1.13:** In order to enact recommendations of the 2019 Citywide Master Plan, the City of Punta Gorda will amend its land development regulations and Code of Ordinances, focusing on priorities like promoting diverse and affordable housing development, enabling commercial and mixed use infill development, improving walkability and bikeability to ensure community safety and economic vibrancy, and ensuring high-quality growth that preserves and enhances community character.	Support the implementation of recommended land use regulation and code changes from the 2019 Citywide Master Plan
	Policy 1.1.13.1: Punta Gorda will create and adopt a form-based code in key areas and along key corridors where development and investment are likely and desirable. This code may include new architectural and site-design guidelines, as well as new frontage and street standards. *(Measurement: Existence of a form-based code and design standards in the City's Code of Ordinances.)*	**Policy 1.1.13.1:** Punta Gorda will create and adopt a form-based code in key areas and along key corridors where development and investment are likely and desirable. This code may include new architectural and site-design guidelines, as well as new frontage and street standards. *(Measurement: Existence of a form-based code and design standards in the City's Code of Ordinances.)*	Adopt a form-based code in key areas of the city to help ensure desirable development
	Policy 1.1.13.2: In exchange for a predefined set of community benefits such as affordable housing, cultural and arts-related space, public open space, public art, street improvements, and boating/water-related amenities, Punta Gorda will consider granting additional development potential in the form of increased height, density, or floor area ratio (FAR). *(Measurement: Number of inquiries each year and number of community benefits achieved.)*	**Policy 1.1.13.2:** In exchange for a predefined set of community benefits such as affordable housing, cultural and arts-related space, public open space, public art, street improvements, and boating/water-related amenities, Punta Gorda will consider granting additional development potential in the form of increased height, density, or floor area ratio (FAR). *(Measurement: Number of inquiries each year and number of community benefits achieved.)*	Create an intensity bonus, which provides additional height, density, and/or FAR to developments that provide a predetermined set of benefits
	Policy 1.1.13.3: The City will enact a public art ordinance for Downtown Punta Gorda that considers a required percentage of new development budgets for projects of a certain size be earmarked for public art. *(Measurement: Existence of a public art ordinance and number of public art pieces created annually.)*	**Policy 1.1.13.3:** The City will enact a public art ordinance for Downtown Punta Gorda that considers a required percentage of new development budgets for projects of a certain size be earmarked for public art. *(Measurement: Existence of a public art ordinance and number of public art pieces created annually.)*	Support the adoption of a public art ordinance to help ensure the creation of more public art
	Policy 1.1.13.4: Punta Gorda will enact and enforce a citywide noise ordinance that establishes: 1) A quantitative, rather than qualitative, method for establishing acceptable noise levels and 2) Permitted noise levels at specific times for different areas of the city. *(Measurement: Existence of quantitative noise ordinance and number of noise complaints received.)*	**Policy 1.1.13.4:** Punta Gorda will enact and enforce a citywide noise ordinance that establishes: 1) A quantitative, rather than qualitative, method for establishing acceptable noise levels and 2) Permitted noise levels at specific times for different areas of the city. *(Measurement: Existence of quantitative noise ordinance and number of noise complaints received.)*	Mitigate the negative impacts of noise-producing land uses in mixed-use areas by setting clear quantitative noise standards for acceptable noise levels throughout the day/week
	Policy 1.1.13.5: To help activate the downtown center, the City will allow temporary and pop-up arts, entertainment, business incubator, and retail uses in underutilized properties. *(Measurement: Number of Temporary conditional Use permits filed annually.)*	**Policy 1.1.13.5:** To help activate the downtown center, the City will allow temporary and pop-up arts, entertainment, business incubator, and retail uses in underutilized properties. *(Measurement: Number of Temporary conditional Use permits filed annually.)*	Support temporary uses in vacant storefronts and lots to help activate downtown

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
	Policy 1.1.13.6: Punta Gorda will reduce and eliminate minimum parking requirements wherever possible throughout the city to encourage more pedestrian-oriented, affordable, and mixed use developments and to reflect changing transportation habits and mode split goals. *(Measurement: Reduction of minimum parking requirements in the City's land development code.)*	**Policy 1.1.13.6:** Punta Gorda will reduce and eliminate minimum parking requirements wherever possible throughout the city to encourage more pedestrian-oriented, affordable, and mixed use developments and to reflect changing transportation habits and mode split goals. *(Measurement: Reduction of minimum parking requirements in the City's land development code.)*	Reduce or eliminate minimum parking requirements wherever possible to reflect changing transportation habits and support city goals
	Policy 1.1.13.7: The City will enact bicycle parking requirements that establish short and long-term parking ratios for all new non-residential and multifamily residential projects. A percentage of required bicycle parking may also be met by providing bicycle facilities and amenities, such as covered bicycle parking and employee-based shower and locker facilities. *(Measurement: Number of covered/uncovered bicycle parking spaces.)*	**Policy 1.1.13.7:** The City will enact bicycle parking requirements that establish short and long-term parking ratios for all new non-residential and multifamily residential projects. A percentage of required bicycle parking may also be met by providing bicycle facilities and amenities, such as covered bicycle parking and employee-based shower and locker facilities. *(Measurement: Number of covered/uncovered bicycle parking spaces.)*	Ensure that development provides adequate bicycle parking and amenities to help support more recreational and commuter bicycle riding (policy also included in the Transportation Element)
	Policy 1.1.13.8: Punta Gorda will preserve existing greenspaces and city parks, particularly along the waterfront, by limiting the amount of paved and impervious surfaces in City-owned land. *(Measurement: Percentage of pervious versus impervious surfaces in public parks and open spaces.)*	**Policy 1.1.13.8:** Punta Gorda will preserve existing greenspaces and city parks, particularly along the waterfront, by limiting the amount of paved and impervious surfaces in City-owned land. *(Measurement: Percentage of pervious versus impervious surfaces in public parks and open spaces.)*	Preserve existing greenspace along the waterfront
	Policy 1.1.13.9: In order to improve overall safety and in accordance with the Complete Streets Resolution of 2013, the City will update and maintain pedestrian and bicycle friendly Street Design Standards that would replace existing Street Standards contained in Chapter 20: Streets & Sidewalks and Chapter 20a: Subdivisions of the Code of Ordinances by June 30, 2022. *(Measurement: Existence of Street Design Standards in the City Code of Ordinances.)*	**Policy 1.1.13.9:** In order to improve overall safety and in accordance with the Complete Streets Resolution of 2013, the City will update and maintain pedestrian and bicycle friendly Street Design Standards that would replace existing Street Standards contained in Chapter 20: Streets & Sidewalks and Chapter 20a: Subdivisions of the Code of Ordinances by June 30, 2022. *(Measurement: Existence of Street Design Standards in the City Code of Ordinances.)*	Update the street design standards in Chapter 20 of the City Code of Ordinances that are based on the complete streets resolution of 2013
	Policy 1.1.13.10: To help ensure the preservation of historic assets, the Punta Gorda will adopt a local register of historic properties, two new local historic districts, the Downtown Historic District and the Grace Street Mid Century Historic District, and a local neighborhood conservation district, the Downtown Neighborhood Conservation District. *(Measurement: Existence of a local register of historic properties and local historic and neighborhood conservation districts.)*	**Policy 1.1.13.10:** To help ensure the preservation of historic assets, the Punta Gorda will adopt a local register of historic properties, two new local historic districts, the Downtown Historic District and the Grace Street Mid Century Historic District, and a local neighborhood conservation district, the Downtown Neighborhood Conservation District. *(Measurement: Existence of a local register of historic properties and local historic and neighborhood conservation districts.)*	Support the creation of a local register of historic properties, which gives the City more power to protect historic assets and set detailed standards for new development
	Policy 1.1.13.11: In order to encourage new diverse and more affordable housing types, the City will maintain: a) residential density controls and land uses that are calibrated to allow for missing middle housing types including townhomes, duplexes, fourplexes, cottage courts, and small apartment buildings; b) zoning and land development regulations that permit affordable micro units and accessory dwelling units (ADUs); and c) reduce minimum lot widths and remove replatting fees in Traditional Neighborhood FLUM areas. *(Measurement: Number of building permits filed for affordable or missing middle homes in a given year.)*	**Policy 1.1.13.11:** In order to encourage new diverse and more affordable housing types, the City will maintain: a) residential density controls and land uses that are calibrated to allow for missing middle housing types including townhomes, duplexes, fourplexes, cottage courts, and small apartment buildings; b) zoning and land development regulations that permit affordable micro units and accessory dwelling units (ADUs); and c) reduce minimum lot widths and remove replatting fees in Traditional Neighborhood FLUM areas. *(Measurement: Number of building permits filed for affordable or missing middle homes in a given year.)*	Revise density maximums, zoning, and land development regulations to allow for the construction of affordable and diverse housing types

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
	Policy 1.1.13.12: In order to encourage new commercial and mixed use development, the City will maintain: a) zoning code and land development regulations that remove unnecessary regulatory barriers to building viable commercial and mixed use projects; b) a flexible land development code for areas where commercial development is recommended and desirable; and c) a Community Benefit Program that designates commercial and office space as a community benefit in certain areas and can be utilized by proposed development programs in exchange for increased building intensity. *(Measurement: Number of building permits filed for new commercial projects and mixed use development with office space in a given year.)*	**Policy 1.1.13.12:** In order to encourage new commercial and mixed use development, the City will maintain: a) zoning code and land development regulations that remove unnecessary regulatory barriers to building viable commercial and mixed use projects; b) a flexible land development code for areas where commercial development is recommended and desirable; and c) a Community Benefit Program that designates commercial and office space as a community benefit in certain areas and can be utilized by proposed development programs in exchange for increased building intensity. *(Measurement: Number of building permits filed for new commercial projects and mixed use development with office space in a given year.)*	Remove unnecessary development barriers and provide more flexibility and intensity for commercial development projects
	Policy 1.1.13.13: In order to implement the recommendations and vision set forth in the 2019 Citywide Master Plan, certain FLUM categories were modified in 2020: *a) changed a portion of the areas designated as Professional Office land category to the Village Center land use category;* *b) changed a portion of areas under the Light Industrial land category to Flex Commercial Corridor land category;* *c) renamed the Residential land categories into the Suburban Residential land categories;* *d) removed the Medium Density category and incorporated these areas into High Density category;* *e) changed the Urban Village land category into the Downtown land category;* *f) changed a portion of areas under the Highway Commercial Corridor land category into the Flex Commercial Corridor land category; and* *g) added the Village Center, Traditional Neighborhood, and Loop Annexation Area land categories.* *(Measurement: Existence of the FLUM categories detailed in Objective 1.1.14.)*	**Policy 1.1.13.13:** In order to implement the recommendations and vision set forth in the 2019 Citywide Master Plan, certain FLUM categories were modified in 2020: *a) changed a portion of the areas designated as Professional Office land category to the Village Center land use category;* *b) changed a portion of areas under the Light Industrial land category to Flex Commercial Corridor land category;* *c) renamed the Residential land categories into the Suburban Residential land categories;* *d) removed the Medium Density category and incorporated these areas into High Density category;* *e) changed the Urban Village land category into the Downtown land category;* *f) changed a portion of areas under the Highway Commercial Corridor land category into the Flex Commercial Corridor land category; and* *g) added the Village Center, Traditional Neighborhood, and Loop Annexation Area land categories.* *(Measurement: Existence of the FLUM categories detailed in Objective 1.1.14.)*	Revise Future Land Use categories in the comprehensive plan to reflect the 2019 citywide Master Plan Future Character Areas, in the places where a new form-based code will be created
	Policy 1.1.13.14: In order to implement the recommendations and vision set forth in the 2019 Citywide Master Plan, certain FLUM overlay designations were modified in 2020: *a) revised the Historic Overlay to encompass three new local register districts: The Downtown Historic District, the Grace Street Mid-Century Historic District, and the Downtown Neighborhood Conservation District* *b) eliminated the Medical Overlay; and* *c) added the Maker Overlay and the Interchange Commercial Overlay.* *(Measurement: Existence of the FLUM overlay categories detailed in Objective 1.1.14.)*	**Policy 1.1.13.14:** In order to implement the recommendations and vision set forth in the 2019 Citywide Master Plan, certain FLUM overlay designations were modified in 2020: *a) revised the Historic Overlay to encompass three new local register districts: The Downtown Historic District, the Grace Street Mid-Century Historic District, and the Downtown Neighborhood Conservation District* *b) eliminated the Medical Overlay; and* *c) added the Maker Overlay and the Interchange Commercial Overlay.* *(Measurement: Existence of the FLUM overlay categories detailed in Objective 1.1.14.)*	Revise Future Land Use overlay designations in the comprehensive plan to reflect the 2019 citywide Master Plan Future Character Areas, in the places where a new form-based code will be created
Objective 1.1.14: Punta Gorda will maintain a Future Land Use Map and land use classification system that provides for the distribution, extent and location of a variety of land uses.	**Objective 1.1.14:** Punta Gorda will maintain a Future Land Use Map and land use classification system that provides for the distribution, extent, and location of a variety of land uses.	**Objective 1.1.14:** Punta Gorda will maintain a Future Land Use Map and land use classification system that provides for the distribution, extent, and location of a variety of land uses.	Grammar

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.14.1: Residential lands are areas that are intended to be used predominantly for housing. Other uses that are consistent with residential character may be permitted subject to the requirements of the land development regulations. Examples of potentially compatible uses include, but are not limited to, houses of worship, nursing homes, parks, golf courses, libraries, schools, and day care centers. In order to preserve the existing character of the traditional suburban neighborhoods, reduce climate change risk and ensure economically viable traditional downtown and adjacent mixed use commercial area. Residential lands are appropriate as sending zones via the City's existing transfer of development rights (TDR) program. The following residential land classifications exist to provide a range of housing densities and housing types. – Low-Density: This classification permits residential structures other than mobile homes at densities up to 5 units per acre. – Medium-Density: This classification permits residential structures other than mobile homes at densities up to 10.0 units per acre. – High-Density: This classification permits residential structures other than mobile homes at densities up to 15.0 units per acre. – Mobile Home: This classification permits residential structures and mobile homes at densities of up to 6.0 units per acre. Recreational vehicles may be permitted at densities of up to 8.0 units per acre. *(Measurement: Existence of implementing zoning classifications and number of units in new construction plans approved each year pursuant to regulations governing these zoning classifications.)*	**Policy 1.1.14.1:** Residential lands are areas that are intended to be used predominantly for housing. Other uses that are consistent with residential character may be permitted subject to the requirements of the land development regulations. Examples of potentially compatible uses include, but are not limited to, houses of worship, nursing homes, parks, golf courses, libraries, schools, and day care centers. In order to preserve the existing character of the traditional suburban neighborhoods, reduce climate change risk and ensure economically viable traditional downtown and adjacent mixed use commercial area. Some ~~R~~residential lands are appropriate as sending zones via the City's existing transfer of development rights (TDR) program. The following residential land classifications exist to provide a range of housing densities and housing types. – Low-Density: This classification permits residential structures other than mobile homes at net densities up to 5 units per acre. ~~– Medium-Density: This classification permits residential structures other than mobile homes at densities up to 10.0 units per acre.~~ – High-Density: This classification permits residential structures other than mobile homes at net densities up to 15.0 units per acre. – Mobile Home: This classification permits residential structures and mobile homes at densities of up to ~~6~~12.0 units per acre. Recreational vehicles may be permitted at densities of up to 8.0 units per acre. *(Measurement: Existence of implementing zoning classifications and number of units in new construction plans approved each year pursuant to regulations governing these zoning classifications.)*	**Policy 1.1.14.1:** Residential lands are areas that are intended to be used predominantly for housing. Other uses that are consistent with residential character may be permitted subject to the requirements of the land development regulations. Examples of potentially compatible uses include, but are not limited to, houses of worship, nursing homes, parks, golf courses, libraries, schools, and day care centers. In order to preserve the existing character of the traditional suburban neighborhoods, reduce climate change risk and ensure economically viable traditional downtown and adjacent mixed use commercial area. Some residential lands are appropriate as sending zones via the City's existing transfer of development rights (TDR) program. The following residential land classifications exist to provide a range of housing densities and housing types. – Low-Density: This classification permits residential structures other than mobile homes at net densities up to 5 units per acre. – High-Density: This classification permits residential structures other than mobile homes at net densities up to 15.0 units per acre. – Mobile Home: This classification permits residential structures and mobile homes at densities of up to 12.0 units per acre. Recreational vehicles may be permitted at densities of up to 8.0 units per acre. *(Measurement: Existence of implementing zoning classifications and number of units in new construction plans approved each year pursuant to regulations governing these zoning classifications.)*	Remove medium density, since these areas have been update with new FLU categories and the insignificant amount that remained has been reclassified as high density

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.14.2: Urban Village lands encompass the traditional commercial core of Punta Gorda. Therefore the most intense retail and office space allowances are combined with an encouragement of vertically integrated mixed use development. These areas shall be developed: a. In a pedestrian oriented manner consistent with the existing pattern b. The development intensity shall not exceed a floor area ratio of 5.0. c. Residential uses may be permitted up to 3.5 units per acre. Residential densities exceeding 3.5 units per acre are permitted for preexisting small platted lots or if they are developed through the Planned Development process where at least 25 percent of the project is commercial. *(Measurement: Plans reviewed checks of zoning for occupational license issuance or renewal, mixed use development plans reviewed.*	**Policy 1.1.14.2:** Downtown lands encompass the traditional commercial core of the City; therefore, they feature the most intense retail and office space allowances, combined with an encouragement of vertically integrated mixed use development. ~~Urban Village lands encompass the traditional commercial core of Punta Gorda. Therefore the most intense retail and office space allowances are combined with an encouragement of vertically integrated mixed use development.~~ These areas shall be developed: a. ~~i~~n a pedestrian oriented manner consistent with the existing and historic pattern. ~~b.~~ so as to allow net residential densities of up to 35 units per acre, though projects that provide a predetermined set of community benefits, based on criteria defined in the land development code, may exceed this base density. ~~The development intensity shall not exceed a floor area ratio of 5.0.~~ b. ~~Residential uses may be permitted up to 3.5 units per acre. Residential densities exceeding 3.5 units per acre are permitted for pre-existing small platted lots or if they are developed through the Planned Development process where at least 25 percent of the project is commercial.~~ c. so as non-residential and active ground floor uses are encouraged, except for small multifamily residential buildings and attached townhouses which are appropriate in transition zones between this area and less-intense adjacent land uses. *(Measurement: Plans reviewed checks of zoning for occupational license issuance or renewal, mixed use development plans reviewed.)*	**Policy 1.1.14.2:** Downtown lands encompass the traditional commercial core of the City; therefore, they feature the most intense retail and office space allowances, combined with an encouragement of vertically integrated mixed use development. These areas shall be developed: a. in a pedestrian oriented manner consistent with the existing and historic pattern. b. so as to allow net residential densities of up to 35 units per acre, though projects that provide a predetermined set of community benefits, based on criteria defined in the land development code, may exceed this base density. c. so as non-residential and active ground floor uses are encouraged, except for small multifamily residential buildings and attached townhouses which are appropriate in transition zones between this area and less-intense adjacent land uses. *(Measurement: Plans reviewed checks of zoning for occupational license issuance or renewal, mixed use development plans reviewed.)*	Reclassify the 'Urban Village' category as 'Downtown', revise the residential density to allow for realistic mixed-use redevelopment, and eliminate the FAR maximum (building form/bulk will be regulated by the forthcoming form-based code)
	Policy 1.1.14.4: Traditional Neighborhood lands are reflective of typically older and primarily residential neighborhoods. These areas shall be developed: a. to accommodate a unique mix of single-family and multifamily housing types such as duplexes, triplexes, cottage courts, small garden and courtyard apartments, and townhouses, all designed to blend cohesively together b. to also accommodate live/work and small-scale accessory commercial buildings c. so as to allow net residential densities of up to 25 units per acre, though projects that provide a predetermined set of community benefits, based on criteria defined in the land development regulations, may exceed this base density d. so as to restrict the intensity of development in local historic districts and set specific architectural, landscaping, and site design standards to achieve development that is consistent with the historic character *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	**Policy 1.1.14.4:** Traditional Neighborhood lands are reflective of typically older and primarily residential neighborhoods. These areas shall be developed: a. to accommodate a unique mix of single-family and multifamily housing types such as duplexes, triplexes, cottage courts, small garden and courtyard apartments, and townhouses, all designed to blend cohesively together b. to also accommodate live/work and small-scale accessory commercial buildings c. so as to allow net residential densities of up to 25 units per acre, though projects that provide a predetermined set of community benefits, based on criteria defined in the land development regulations, may exceed this base density d. so as to restrict the intensity of development in local historic districts and set specific architectural, landscaping, and site design standards to achieve development that is consistent with the historic character *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	Create the 'Traditional Neighborhood' category for the older and historic neighborhoods around downtown to allow for wide range of housing types and some office, commercial, and mixed-use at key intersections or in special overlay areas. Set a residential density maximum that allows desired development types on typical lots and conforms closely to existing max densities found in the area.

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
	Policy 1.1.14.4: The Village Center category is intended for smaller mixed-use commercial centers outside of the downtown core. Development in these areas should be pedestrian oriented and encourage a vertically-integrated mix of uses, though at lower intensities than what is permitted in the Downtown land use category. These areas shall be developed: a. with walkable streets, public spaces, and active ground floor uses b. so as to allow net residential densities of up to 30 units per acre, though projects that provide a predetermined set of community benefits, based on criteria defined in the land development regulations, may exceed this base density *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	**Policy 1.1.14.4:** The Village Center category is intended for smaller mixed-use commercial centers outside of the downtown core. Development in these areas should be pedestrian oriented and encourage a vertically-integrated mix of uses, though at lower intensities than what is permitted in the Downtown land use category. These areas shall be developed: a. with walkable streets, public spaces, and active ground floor uses b. so as to allow net residential densities of up to 30 units per acre, though projects that provide a predetermined set of community benefits, based on criteria defined in the land development regulations, may exceed this base density *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	Create the 'Village Center' category to allow for smaller commercial and mixed-use centers outside of Downtown. Set a residential density maximum that allows desired development types on typical lots and conforms closely to existing max densities found in the area.
	Policy 1.1.14.5: Flex Commercial Corridor lands have been given the maximum amount of flexibility in order to absorb as much new affordable, multifamily, and commercial development as the market demands. These areas shall be developed: a. to accommodate a wide array of commercial, office, light industrial, and PDR uses, as well as some street-oriented mixed use development including office and multifamily residential, especially in areas adjacent to residential neighborhoods and at key crossroads b. so as to allow net residential densities of up to 15 units per acre, though projects that provide a predetermined set of community benefits, based on criteria defined in the land development code, may exceed this base density c. so any light industrial or PDR uses considered potentially noxious or hazardous are to be approved only by special exception under the zoning ordinance *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	**Policy 1.1.14.5:** Flex Commercial Corridor lands have been given the maximum amount of flexibility in order to absorb as much new affordable, multifamily, and commercial development as the market demands. These areas shall be developed: a. to accommodate a wide array of commercial, office, light industrial, and PDR uses, as well as some street-oriented mixed use development including office and multifamily residential, especially in areas adjacent to residential neighborhoods and at key crossroads b. so as to allow net residential densities of up to 15 units per acre, though projects that provide a predetermined set of community benefits, based on criteria defined in the land development code, may exceed this base density c. so any light industrial or PDR uses considered potentially noxious or hazardous are to be approved only by special exception under the zoning ordinance *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	Reclassify 'Highway Commercial Corridor' north of Airport Rd with 'Flex Commercial Corridor' to allow for the greater flexibility of uses and to absorb as much new redevelopment as the market demands. Set a residential density maximum that will allow mixed-use redevelopment.
Policy 1.1.14.3: Highway Commercial Corridor lands identified on the Future Land Use Map shall be developed: a. to accommodate commercial, retail, and office uses that are more auto oriented due to scale and typology while respecting the pedestrian and alternative transportation modes through development design standards b. so as the intensity of the development does not exceed a floor area ratio of 1.5 c. to allow a residential density of 3.5 units per acre in areas where residential uses will promote affordable housing or compact and contiguous development.	**Policy 1.1.14.~~3~~6:** Highway Commercial Corridor lands identified on the Future Land Use Map shall be developed: a. to accommodate commercial, retail, and office uses that are more auto oriented due to scale and typology while respecting the pedestrian and alternative transportation modes through development design standards ~~b. so as the intensity of the development does not exceed a floor area ratio of 1.5~~ b. to allow a residential density of 3.5 units per acre in areas where residential uses will promote affordable housing or compact and contiguous development. *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	**Policy 1.1.14.6:** Highway Commercial Corridor lands identified on the Future Land Use Map shall be developed: a. to accommodate commercial, retail, and office uses that are more auto oriented due to scale and typology while respecting the pedestrian and alternative transportation modes through development design standards b. to allow a residential density of 3.5 units per acre in areas where residential uses will promote affordable housing or compact and contiguous development. *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	Update numbering and eliminate FAR maximum for the Medical Overlay (building form/bulk will be regulated by the forthcoming form-based code)

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.14.4: Professional Office lands are lands primarily intended for office, professional, medical and institutional uses. Retail uses consistent with the character and primary function of the category will be permitted. These areas shall be developed: a. so as the non-residential intensity of the development of Professional Office land use designation does not exceed a floor area ratio of 2.00. b. so as the non-residential intensity of the development in areas identified as within the Medical Overlay District in the Comprehensive Plan and Land Development Regulations do not exceed a floor area ratio of 5.0. c. Residential uses may be permitted up to 3.5 units per acre. Residential densities exceeding 3.5 units per acre for pre-existing small platted lots or if they are developed through the Planned Development process where at least 25 percent of the project is commercial. *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	**Policy 1.1.14.~~4~~7:** Professional Office lands are lands primarily intended for office, professional, medical, and institutional uses. Retail uses consistent with the character and primary function of the category will be permitted. These areas shall be developed: ~~a. so as the non-residential intensity of the development of Professional Office land use designation does not exceed a floor area ratio of 2.00.~~ ~~b. so as the non-residential intensity of the development in areas identified as within the Medical Overlay District in the Comprehensive Plan and Land Development Regulations do not exceed a floor area ratio of 5.0.~~ ~~c.~~a. So r~~R~~esidential uses may be permitted at net densities of up to ~~3.5~~15 units per acre. Residential densities exceeding ~~3.5~~15 units per acre for pre-existing small platted lots or if they are developed through the Planned Development process where at least 25 percent of the project is commercial. *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	**Policy 1.1.14.7:** Professional Office lands are lands primarily intended for office, professional, medical, and institutional uses. Retail uses consistent with the character and primary function of the category will be permitted. These areas shall be developed: a. So residential uses may be permitted at net densities of up to 15 units per acre. Residential densities exceeding 15 units per acre for pre-existing small platted lots or if they are developed through the Planned Development process where at least 25 percent of the project is commercial. *(Measurement: Measurements analogous to those described for Policy 1.1.14.2.)*	Update numbering and eliminate FAR maximum for the Medical Overlay (building form/bulk will be regulated by the forthcoming form-based code)
Policy 1.1.14.5: Light Industrial lands are intended for activities predominantly connected with manufacturing, assembly, processing, distribution, or storage of material goods These areas shall be developed: a. So as the intensity shall not exceed a Floor Area Ratio of 1.50. b. So uses considered potentially noxious or hazardous uses are to be approved only by special exception under the zoning ordinance. c. With limited residential uses which may be permitted at densities of up to 3.5 units per acre where found to be compatible with the primary uses. *(Measurement: Measurements analogous to those described for Policy 1.1.14.2 with the exception of residential density considerations in mixed use.)*	**Policy 1.1.14.~~5~~8:** Light Industrial lands are intended for activities predominantly connected with manufacturing, assembly, processing, distribution, or storage of material goods These areas shall be developed: ~~a. So as the intensity shall not exceed a Floor Area Ratio of 1.50.~~ ~~b.~~a. So uses considered potentially noxious or hazardous uses are to be approved only by special exception under the zoning ordinance. ~~c.~~b. With limited residential uses which may be permitted at densities of up to 3.5 units per acre where found to be compatible with the primary uses. *(Measurement: Measurements analogous to those described for Policy 1.1.14.2 with the exception of residential density considerations in mixed use.)*	**Policy 1.1.14.8:** Light Industrial lands are intended for activities predominantly connected with manufacturing, assembly, processing, distribution, or storage of material goods These areas shall be developed: a. So uses considered potentially noxious or hazardous uses are to be approved only by special exception under the zoning ordinance. b. With limited residential uses which may be permitted at densities of up to 3.5 units per acre where found to be compatible with the primary uses. *(Measurement: Measurements analogous to those described for Policy 1.1.14.2 with the exception of residential density considerations in mixed use.)*	Update numbering and eliminate FAR maximum for the Medical Overlay (building form/bulk will be regulated by the forthcoming form-based code)
	Policy 1.1.14.9: The Loop Annexation Area category is applied to newly annexed land immediately east of US 41 on both sides of Jones Loop Road. Land designated as this category will be regulated in accordance with the 2013 Interlocal Service Boundary Agreement and Joint Planning Agreement between Charlotte County and Punta Gorda that established the Loop Municipal Services Area. Exhibit D in that agreement specifies a combination of county and city future land use categories for various portions of annexed land. Section 10 of that agreement acknowledges that those categories allowed up to 328 residential units on all land subject to voluntary annexation and that the city would grant an additional 122 residential units certificated through the county's Transfer of Density Units (TDU) ordinance. *(Measurement: Development plans, including Planned Units Development (PUD) submittals, reviewed each year.)*	**Policy 1.1.14.9:** The Loop Annexation Area category is applied to newly annexed land immediately east of US 41 on both sides of Jones Loop Road. Land designated as this category will be regulated in accordance with the 2013 Interlocal Service Boundary Agreement and Joint Planning Agreement between Charlotte County and Punta Gorda that established the Loop Municipal Services Area. Exhibit D in that agreement specifies a combination of county and city future land use categories for various portions of annexed land. Section 10 of that agreement acknowledges that those categories allowed up to 328 residential units on all land subject to voluntary annexation and that the city would grant an additional 122 residential units certificated through the county's Transfer of Density Units (TDU) ordinance. *(Measurement: Development plans, including Planned Units Development (PUD) submittals, reviewed each year.)*	Designate the Loop Municipal Service area from the 2013 Interlocal Agreement as the 'Loop Annexation Area' to uphold that agreement's entitlements

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.14.6: Recreation-Private lands are intended for recreational uses that are not public property and which are primarily intended to serve a surrounding residential community. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Development plans reviewed each year and zoning checks for occupational license issuance or renewal.)*	**Policy 1.1.14.~~6~~10:** Recreation-Private lands are intended for recreational uses that are not public property and which are primarily intended to serve a surrounding residential community. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Development plans reviewed each year and zoning checks for occupational license issuance or renewal.)*	**Policy 1.1.14.10:** Recreation-Private lands are intended for recreational uses that are not public property and which are primarily intended to serve a surrounding residential community. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Development plans reviewed each year and zoning checks for occupational license issuance or renewal.)*	Numbering
Policy 1.1.14.7: Recreation-Public lands are intended to serve active and passive recreational needs of the public. This FLUM designation includes publicly owned parks and park sites. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Description of new developments each year on Recreation Public lands and the conformity of said development to the description of uses in this policy.)*	**Policy 1.1.14.~~7~~11:** Recreation-Public lands are intended to serve active and passive recreational needs of the public. This FLUM ~~designation~~ category includes publicly owned parks and park sites. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Description of new developments each year on Recreation Public lands and the conformity of said development to the description of uses in this policy.)*	**Policy 1.1.14.11:** Recreation-Public lands are intended to serve active and passive recreational needs of the public. This FLUM category includes publicly owned parks and park sites. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Description of new developments each year on Recreation Public lands and the conformity of said development to the description of uses in this policy.)*	Ensure consistency in terminology
Policy 1.1.14.8: Public lands are lands owned by the public and used for public purposes such as governmental offices and operational facilities. Recreational uses may be permitted, but such uses are generally classified as "recreation-Public" on the FLUM. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of 1.00. *(Measurement: Measurements analogous to those performed for Policy1.1.14.6.)*	**Policy 1.1.14.~~8~~12:** Public lands are lands owned by the public and used for public purposes such as governmental offices and operational facilities. Recreational uses may be permitted, but such uses are generally classified as "recreation-Public" on the FLUM. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of 1.00. *(Measurement: Measurements analogous to those performed for Policy1.1.14.6.)*	**Policy 1.1.14.12:** Public lands are lands owned by the public and used for public purposes such as governmental offices and operational facilities. Recreational uses may be permitted, but such uses are generally classified as "recreation-Public" on the FLUM. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of 1.00. *(Measurement: Measurements analogous to those performed for Policy1.1.14.6.)*	Numbering
Policy1.1.14.9: Preservation lands are publicly owned lands generally held as open space for environmental, flood hazard mitigation, educational, recreational, cultural, or archeological purposes. Minimal development appropriate to the furtherance of these purposes may be allowed. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Description of existing development in preservation lands and any changes thereto in a given year.)*	**Policy1.1.14.~~9~~13:** Preservation lands are publicly owned lands generally held as open space for environmental, flood hazard mitigation, educational, recreational, cultural, or archeological purposes. Minimal development appropriate to the furtherance of these purposes may be allowed. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Description of existing development in preservation lands and any changes thereto in a given year.)*	**Policy1.1.14.13:** Preservation lands are publicly owned lands generally held as open space for environmental, flood hazard mitigation, educational, recreational, cultural, or archeological purposes. Minimal development appropriate to the furtherance of these purposes may be allowed. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Description of existing development in preservation lands and any changes thereto in a given year.)*	Numbering

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.14.10: Conservation lands are privately owned lands, exhibiting characteristics similar to "Preservation" lands, which are held in private ownership. . Development on these lands by their private owners is to be permitted to a density of one dwelling unit per ten acres, or one dwelling unit per lot or parcel of less than ten acres if such lot or parcel existed prior to January 15, 1997. Other uses may include water reservoirs, campgrounds, non-commercial docks, game preserves, fish hatcheries, hunting and fishing camps, recreation areas, etc. Consistency of any particular proposed use with this FLUM designation will be determined in part by responsiveness to any applicable State or Federal permitting requirements. Responsiveness to permitting conditions for this purpose means meeting State or Federal permit conditions or proposing reasonable alternatives to protect the environmental values on which such permit conditions are predicated. In any event, no building permit will be issued without all required State or Federal permits and conformity to the land development regulations pursuant to review by the Development Review Committee. Conservation lands are appropriate as sending zones for Transferrable Development Rights. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Measurements analogous to those performed for Policy1.14.1.8.)*	**Policy 1.1.14.~~10~~14:** Conservation lands are privately owned lands, exhibiting characteristics similar to "Preservation" lands, which are held in private ownership. . Development on these lands by their private owners is to be permitted to a density of one dwelling unit per ten acres, or one dwelling unit per lot or parcel of less than ten acres if such lot or parcel existed prior to January 15, 1997. Other uses may include water reservoirs, campgrounds, non-commercial docks, game preserves, fish hatcheries, hunting and fishing camps, recreation areas, etc. Consistency of any particular proposed use with this FLUM ~~designation~~ category will be determined in part by responsiveness to any applicable State or Federal permitting requirements. Responsiveness to permitting conditions for this purpose means meeting State or Federal permit conditions or proposing reasonable alternatives to protect the environmental values on which such permit conditions are predicated. In any event, no building permit will be issued without all required State or Federal permits and conformity to the land development regulations pursuant to review by the Development Review Committee. Conservation lands are appropriate as sending zones for Transferrable Development Rights. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Measurements analogous to those performed for Policy1.14.1.8.)*	**Policy 1.1.14.14:** Conservation lands are privately owned lands, exhibiting characteristics similar to "Preservation" lands, which are held in private ownership. . Development on these lands by their private owners is to be permitted to a density of one dwelling unit per ten acres, or one dwelling unit per lot or parcel of less than ten acres if such lot or parcel existed prior to January 15, 1997. Other uses may include water reservoirs, campgrounds, non-commercial docks, game preserves, fish hatcheries, hunting and fishing camps, recreation areas, etc. Consistency of any particular proposed use with this FLUM category will be determined in part by responsiveness to any applicable State or Federal permitting requirements. Responsiveness to permitting conditions for this purpose means meeting State or Federal permit conditions or proposing reasonable alternatives to protect the environmental values on which such permit conditions are predicated. In any event, no building permit will be issued without all required State or Federal permits and conformity to the land development regulations pursuant to review by the Development Review Committee. Conservation lands are appropriate as sending zones for Transferrable Development Rights. These areas may allow development so as the intensity shall not exceed a Floor Area Ratio of .05. *(Measurement: Measurements analogous to those performed for Policy1.14.1.8.)*	Ensure consistency in terminology

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.14.11: Special district and site designations on the FLUM are as follows: – Community Redevelopment Area - This area exists for the redevelopment and revitalization of downtown Punta Gorda. The Downtown Redevelopment Area designation is an overlay on underlying FLUM designations which may alter use, density, and intensity characteristics as described in the underlying designation. The general intent is to provide for mixed uses and continued viability of properties platted in an earlier era. The City will adopt land development regulations applicable to this area which further these purposes. This area is intended as a means to mitigate urban sprawl and promote infill development. – The Historic District - This area exists to protect historic resources within downtown Punta Gorda. It provides for review by the Historic Preservation Advisory Board (HPAB) prior to permitting any demolition or major rehabilitation of historic buildings. It gives the City "First right of refusal" prior to demolition, allowing for the removal of structures to the City's designated History Park. It encourages property owners to seek preservation assistance from the HPAB. The intent is to promote the vitality of downtown Punta Gorda. This area includes a National Register Historic Residential District and a Local Commercial Historic District. – Historic Sites - These structures are all located outside the Historic Residential District. The same characteristics exist with respect to these properties as properties in the Historic Districts as regards HPAB review, HPAB assistance, and first right of refusal prior to demolition. – Medical Overlay District - This area exists to promote the development of top quality medical services in a campus type approach, which is intended to foster a streamlined, seamless and more efficient delivery of medical services. – Waterfront Overlay District - This area exists to promote a lively, economically viable and publicly accessible waterfront. *(Measurement: Existence of these special districts and site designations, DRC applications reviewed each year for development or redevelopment of property in this area, historic structures preserved.)*	**Policy 1.1.14.~~11~~15:** ~~Special district and site designations on t~~The FLUM series contains the following special overlays~~are as follows~~: – Community Redevelopment Area - This area exists for the redevelopment and revitalization of downtown Punta Gorda. The Downtown Redevelopment Area ~~designation~~ is an overlay on underlying FLUM ~~designations~~ categories which may alter use, density, and intensity characteristics as described in the underlying ~~designation~~category. The general intent is to provide for mixed uses and continued viability of properties platted in an earlier era. The City will adopt land development regulations applicable to this area which further these purposes. This area is intended as a means to mitigate urban sprawl and promote infill development. – The Historic ~~District~~ Overlay - This area exists to protect historic resources within downtown Punta Gorda. It ~~provides~~ protects contributing buildings from demolition or alteration and sets specific building form, landscaping, and site design standards for existing historic and new infill buildings. Properties in this overlay require ~~for~~ review by the Historic Preservation Advisory Board (HPAB) prior to ~~permitting~~ any ~~demolition or~~ major rehabilitation~~ of historic buildings~~ ~~.~~ and ~~It gives~~ are subject to the City's "First right of refusal" prior to demolition, allowing for the removal of structures to the City's designated History Park. ~~It encourages~~ ~~P~~property owners are encouraged to seek preservation assistance from the HPAB. The intent is to promote the vitality of downtown Punta Gorda. This overlay area includes ~~a National Register Historic Residential District and a Local Commercial Historic District.~~two local historic districts, the Downtown Historic District and the Grace Street Mid Century Historic District, and one local neighborhood conservation district, the Downtown Neighborhood Conservation District. – Historic Sites - These structures are all located outside the Historic Residential District. The same characteristics exist with respect to these properties as properties in the Historic Districts as regards HPAB review, HPAB assistance, and first right of refusal prior to demolition. ~~– Medical Overlay District - This area exists to promote the development of top quality medical services in a campus type approach, which is intended to foster a streamlined, seamless and more efficient delivery of medical services.~~ – Maker Overlay – This area exists to promote a cluster of artisan, light manufacturing, and PDR (production, distribution, and repair) uses. These areas can be quickly built and expanded, as many structures are either adapted from existing buildings or built at low cost. – Interchange Commercial Overlay – This area exists to promote economic opportunity by attracting high quality development to the I-75 interchange commercial area. – Waterfront Overlay ~~District~~ – This area exists to promote a lively, economically viable and publicly accessible waterfront. *(Measurement: Existence of these ~~special districts~~overlays and site designations, DRC applications reviewed each year for development or redevelopment of property in this area, historic structures preserved.)*	**Policy 1.1.14.15:** The FLUM series contains the following special overlays: – Community Redevelopment Area - This area exists for the redevelopment and revitalization of downtown Punta Gorda. The Downtown Redevelopment Area is an overlay on underlying FLUM categories which may alter use, density, and intensity characteristics as described in the underlying category. The general intent is to provide for mixed uses and continued viability of properties platted in an earlier era. The City will adopt land development regulations applicable to this area which further these purposes. This area is intended as a means to mitigate urban sprawl and promote infill development. – The Historic Overlay - This area exists to protect historic resources within downtown Punta Gorda. It protects contributing buildings from demolition or alteration and sets specific building form, landscaping, and site design standards for existing historic and new infill buildings. Properties in this overlay require review by the Historic Preservation Advisory Board (HPAB) prior to any major rehabilitation and are subject to the City's "First right of refusal" prior to demolition, allowing for the removal of structures to the City's designated History Park. Property owners are encouraged to seek preservation assistance from the HPAB. The intent is to promote the vitality of downtown Punta Gorda. This area includes two local historic districts, the Downtown Historic District and the Grace Street Mid Century Historic District, and one local neighborhood conservation district, the Downtown Neighborhood Conservation District. – Historic Sites - These structures are all located outside the Historic Residential District. The same characteristics exist with respect to these properties as properties in the Historic Districts as regards HPAB review, HPAB assistance, and first right of refusal prior to demolition. – Maker Overlay – This area exists to promote a cluster of artisan, light manufacturing, and PDR (production, distribution, and repair) uses. These areas can be quickly built and expanded, as many structures are either adapted from existing buildings or built at low cost. – Interchange Commercial Overlay – This area exists to promote economic opportunity by attracting high quality development to the I-75 interchange commercial area. – Waterfront Overlay – This area exists to promote a lively, economically viable, and publicly accessible waterfront. *(Measurement: Existence of these overlays and site designations, DRC applications reviewed each year for development or redevelopment of property in this area, historic structures preserved.)*	Reclassify special districts as overlays for clarity and consistency, revise the Historic Overlay area to match new local historic and conservation districts, rename Medical District to Medical Village Overlay, and add a new Maker Overlay and Educational Campus Overlay to promote certain uses and street standards per recommendations in the 2019 Citywide Master Plan

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.14.12: Educational Land Uses are permissible within all land use categories. *(Measurement: The allowance of educational uses in all land use categories.)*	**Policy 1.1.14.~~12~~16:** Educational ~~L~~land ~~U~~uses are permissible within all land use categories. *(Measurement: The allowance of educational uses in all land use categories.)*	**Policy 1.1.14.16:** Educational land uses are permissible within all land use categories. *(Measurement: The allowance of educational uses in all land use categories.)*	Numbering and gramar
Objective 1.1.15: Punta Gorda will adopt or amend land development regulations necessary to regulate land subdivision, signage, compatibility of adjacent land uses, drainage and stormwater management, open space, onsite traffic and parking, and additional subjects of land development regulations if appropriate.	No changes	Unchanged	
Policy 1.1.15.1: Punta Gorda will maintain, adopt, or amend, as appropriate, land development regulations which: a. regulate the subdivision of land including such matters as surveying, platting, replatting, standards for public facilities and utilities, easements, monuments, etc. b. regulate the dimensions, locations, and physical appearance of on-site and off-site signage. c. promote the compatibility of adjacent land uses through zoning, plan review and approval, inspections, and code enforcement predicated upon zoning requirements and allowances for circumstantial alternatives ensuring compatibility as articulated in the land development regulations. d. regulate on-site traffic and parking including such subjects as numbers of parking spaces, size and design of parking spaces and parking lot aisles; ingress and egress from public streets or alleys, maintenance of fire safety, location of loading/unloading areas, location of handicapped parking, driveway and parking aisle design, parking construction materials and standards, etc. e. regulate drainage and stormwater management by requiring on-site holding and treatment of stormwater according to appropriate standards. *(Measurement: Existence of development regulations which serve the functions described in the policy.)*	No changes	Unchanged	
Policy 1.1.15.2: Punta Gorda will adopt other appropriate land development regulations should they become necessary to address issues not currently germane to Punta Gorda (wellhead protection, groundwater aquifer recharge areas, agricultural lands, etc.). *(Measurement: Adoption of appropriate land development regulations should antecedent conditions exist.)*	No changes	Unchanged	
Objective 1.1.16: Punta Gorda will employ a Plan Configuration Management System to maintain the consistency of implementing documents and processes, such as LDR's, with the Comprehensive Plan; to evaluate project and program proposals against the Comprehensive Plan; and to evaluate potential changes in the Comprehensive Plan and its implementation.	No changes	Unchanged	
Policy 1.1.16.1: Punta Gorda will conduct a comprehensive review and revision of its LDR's within one year of the adoption of its Comprehensive Plan, and this process will include consistency of the LDR's with the Comprehensive Plan. *(Measurement: Completion of revised LDR's.)*	No changes	Unchanged	

Current Goals, Objectives & Policies (2016)	Track Changes/Revisions	Proposed Goals, Objectives & Policies (2020)	Intent/Effect of Changes
Policy 1.1.16.2: Where Punta Gorda develops and implements special purpose plans, such as neighborhood plans, the consistency of these plans with the comprehensive plan will be documented. *(Measurement: Documentation of consistency.)*	No changes	Unchanged	
Policy 1.1.16.3: Punta Gorda will utilize the Comprehensive Plan goals, objectives, and policies to develop a checklist or other evaluation tool to be used in evaluating consistency of particular development project proposals or program proposals with the Comprehensive Plan. *(Measurement: Existence and utilization of checklist.)*	No changes	Unchanged	
Policy 1.1.16.4: Punta Gorda will evaluate FLUM amendment and zoning change proposals according to their consistency with the Comprehensive Plan as a whole, and Punta Gorda may impose conditions on FLUM amendments or zoning changes if the evaluation indicates that such conditions are necessary to further consistency with the goals, objectives, and policies of the Comprehensive Plan. Conditions may include sunset provisions for FLUM amendments and rezoning where development does not occur within the specified time frame, conditions that require development through the PUD process, etc. *(Measurement: Staff report recommendations to maintain consistency with the Comprehensive Plan.)*	No changes	Unchanged	
Policy 1.1.16.5: Punta Gorda will utilize the measurements associated with the policies of the Comprehensive Plan to evaluate the overall status of the Comprehensive Plan goals, objectives, and policies, and this analysis will support the Evaluation and Appraisal Report (EAR) process as required in Chapter 163.3191 evaluation and appraisal of comprehensive plan. *(Measurement: Reporting on Comprehensive Plan measurements and utilization in EAR process.)*	No changes	Unchanged	
Policy 1.1.16.6: From time to time, issues may arise that may prompt a re-evaluation of the Comprehensive Plan and/or its implementing documents and processes, such as LDR's. Examples of such conditions include substantial unexpected trends in the population or economy, failure of policies to achieve goals and objectives, failure of implementing documents and processes, changes in state and federal law, etc. A written analysis will be done when such re-evaluation occurs, and this analysis will be part of the EAR process or future plan amendments. *(Measurement: Monitoring and reporting on changed conditions.)*	No changes	Unchanged	