Future Land Use Element

City of Punta Gorda Comprehensive Plan

2025

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I. EXECUTIVE SUMMARY

The *Future Land Use Element* establishes through Goals, Objectives, and Policies the desired vision of the City of Punta Gorda that will govern the logical pattern for continued growth and development in accordance with the State of Florida Comprehensive Plan. The primary purpose of the *Future Land Use Element* is to define the logical pattern of development for the City including the protection of important historical, environmental, and neighborhood resources. In keeping with the State of Florida's Comprehensive Plan the City's *Future Land Use Element* seeks to provide the framework for a compact and contiguous pattern of development. The *Future Land Use Element* provides the foundation for all other Elements of the Comprehensive Plan to create a cohesive and precise vision of the future of the community.

The data and analysis portion of this element establishes two (2) planning periods: One (1) for the first five (5) year period subsequent to the plans adoption (2008-2013) and one (1) for an overall ten (10) year period (2018) it also provides the history and inventory of the existing development pattern in order to understand where the community is today through the filter of the influences that shaped its past. All the analysis in terms of densities and intensities, infrastructure, economic, and historic resources, and the relationship of the built environment to the natural environment, flows from a singular event in 1884.

The year 1884 marked the beginning of Punta Gorda when, on the instructions of subdivision founder Isaac Trabue, surveyor Kelley B. Harvey laid out streets and blocks along the Peace River that would become the City of Punta Gorda. Today, Punta Gorda boasts a small town atmosphere in approximately twenty-three (23) square miles of land and water. It is located on the southwestern coast of Florida about one hundred (100) miles south of Tampa and twenty-five (25) miles north of Fort Myers. Like most South Florida communities Punta Gorda grew in the boom and bust cycle in keeping with the trends of irrational exuberance and depression, of war and peace and prosperity. Then in 2004 the City of Punta Gorda received a direct landfall hit from Hurricane Charley. With sustained winds in excess of one hundred and twenty-five (125) miles per hour the City encountered extensive damage during the relatively brief, period of extreme conditions. The cost of Hurricane Charley included a significant loss in the City's stock housing and commercial buildings.

In the aftermath of this critical event, the citizens of Punta Gorda came together in order to establish a vision for the future of the City. These efforts were first led through the actions of the Community Redevelopment Agency (CRA) during February of 2005. The CRA sought direct community input through a charrette process that resulted in the *2005 CRA Charrette* document, which built on the

visioning efforts first established in the, *1990 Downtown Redevelopment Plan* and *2000 Eastside and Downtown Planning Study.* Then in an overwhelming show of community pride and resiliency the citizen founded advocacy group TEAM Punta Gorda was formed. The primary mission of TEAM Punta Gorda "is to serve as a collaborative resource uniting our citizens in accelerating revitalization to achieve the potential of our unique waterfront community". In order to fulfill this mission TEAM Punta Gorda hired renowned urban planning firm Jaime Correa and Associates to help the community crystallize a comprehensive community vision. The results of this effort, the *2005 Citizens Master Plan*, extended well beyond the boundaries of the CRA, throughout the current city limits and into the surrounding area helping to define the logical extension of the community desired development pattern.

The compact and contiguous pattern of development in the City is appropriate given the historic nature of the City and the citizen's vision of the community as outlined in the *2005 Citizen's Master Plan*, as a great place to live, work, and play. In order to ensure a logical development pattern that minimizes the cost of delivery of services and increases quality of life, higher densities and intensities of new development need to occur in close proximity to existing infrastructure. This concentration of more intense uses serves the dual purpose of maximizing the utilization of existing infrastructure while decreasing development pressure on environmentally sensitive and rural lands. As the only City in Charlotte County, Punta Gorda is in the unique position to deliver the logical locations for various types of development to occur.

The Goals, Objectives, and Policies (GOPs) of the *Future Land Use Element* guide future growth in the fine balancing act between individual development rights and community benefit. Implementation of the Comprehensive Plan is an important component in preserving and reinforcing the City's urban form, pattern of development, preventing urban sprawl, and preserving historic and natural resources in order to create a more sustainable urban environment. Therefore, the GOPs must be far-reaching enough to encompass the full range of community vision, while allowing the necessary flexibility required by the rapidly changing social, economic, and technological landscape. Balancing growth with economic sustainability will become paramount in a time of increasingly limited resources.

While the need to ensure a logical development pattern serves as the primary purpose, another purpose of the Element is to preserve existing historic resources. These resources define the character of the community giving it a connection to the past and helping to define its unique sense of place. The Element therefore seeks to document, protect, and enhance these resources.

Additionally, the *Future Land Use Element* seeks to protect important environmental resources. Protection of these resources is especially important given Punta Gorda's location on Charlotte Harbor, a beautiful and nearly pristine National Estuary Preserve. The protection of salt marshes, mangrove forests and

other wetlands serves not only the natural world, but also the built environment through the mitigation of risk from natural disasters.

The *Future Land Use Element* also seeks to protect existing residential areas. These areas can be subject to pressures ranging from conversion to inappropriate commercial use to increase densities not in keeping with the existing character. The Element seeks to recognize these pressures and balance personal property rights with community best interests, through policies that seek to minimize the impact of these outside pressures on residential communities.

The *Future Land Use Element* through the establishment of Goals, Objectives, and Policies seeks to codify the desired vision of the City of Punta Gorda. This vision will govern the logical pattern for continued growth and development in accordance with the State of Florida Comprehensive Plan.

II. INTRODUCTION

Purpose

The *Future Land Use Element* allows the land development authority to locate the specific facilities needed to maintain the adopted level of services standards at the time development impacts occur. It defines the logical pattern of development for the City including the protection of important historical, environmental, and neighborhood resources and seeks to provide the framework for a compact and contiguous pattern of development. It is through the *Future Land Use Element* and the Future Land Use Map that the City's growth management strategy is fully implemented. It is essential that the uses prescribed by the Future Land Use Map be consistent with sound urban development policies which promote compatibility between development activities. The *Future Land Use Element* provides the foundation for all other Elements of the Comprehensive Plan to create a cohesive and precise vision of the future of the community.

Relationship to the City's Comprehensive Plan

There are key connections between the *Future Land Use Element* and all of the elements of the City's Comprehensive Plan which include the following:

- The *Conservation and Coastal Management Element* inventories and describes the City's existing and proposed natural preserves and conservation areas within and adjacent to the City. It provides the underlying foundation and detailed policies regarding conservation, use and protection of natural and coastal resources. It is through the *Future Land Use Element* and the Future Land Use Map that the City's growth management strategy is fully implemented. Therefore, it is essential that the uses prescribed by the Future Land Use Map (FLUM) be consistent with sound coastal policy, and that the policies of the *Future Land Use Element* promote compatibility between development activities and the conservation of natural resources.
- The *Infrastructure Element* is divided into three sections pertaining to Stormwater, Solid Waste and the provision of Sewer and Potable Water services. It connects to the *Future Land Use Element* through the impacts the proposed facilities have on the existing level of service at the time the proposed facilities are completed. Facility site location criteria and overall policies regarding the City's infrastructure must be taken into consideration during the establishment of levels of service for water and sewer facilities if the adopted level of service is to be maintained at the time the development impacts occur.

- The *Housing Element* acts as the guide to local decision makers in their efforts to enact policy that will affect the housing needs of the residents of the City of Punta Gorda. It is connected to the Future *Land Use Element* as the Element identifies the land to accommodate the housing needs of the City by designation of land for residential, mixed-use, sufficient amounts of land for related uses, and providing for compact and contiguous pattern of development.
- The *Recreation and Open Space Element* identifies the potential recreational opportunities available to the residents of the City. Such opportunities are required to satisfy level of service issues. The *Future Land Use Element* provides the overall growth management strategies for the City by defining the direction and intensity of future growth and development and strongly influences the analysis of future recreational demand and facility needs in different portions of the City.
- The *Community Facilities and Services Element* identifies the locations and arrangements of civic and community centers, public schools, hospitals, libraries, police and fire stations and other public facilities. This Element identifies the City facilities as well as other facilities and services available to the community. The location of these facilities is dependent on the land use designation on particular properties. This connection is important to maintain the adopted level of services standards at the time the development impacts occur.
- The *Transportation Element* deals with the City's road network and addresses port and aviation facilities, bicycle paths and pedestrian walkways. The policies of the *Transportation Element* must reflect those of *Future Land Use Element* to ensure that roads are sited in the most appropriate areas possible and that these roads are designed in a manner which minimizes impacts to the surrounding land uses and promote a pedestrian friendly community.
- The *Public School Facilities Element,* by virtue of the overall growth management strategies, analyzes the direction and intensity of future growth and development identified in the *Future Land Use Element* in siting future public school facilities consistent with the Future Land Use Map.
- The *Intergovernmental Coordination Element* reviews and inventories intergovernmental communication as it relates to other elements of the City's Comprehensive Plan. It identifies and analyzes existing mechanisms of intergovernmental coordination, identifies needs and makes recommendations to ensure consistent implementation of the Comprehensive Plan as to the effect land use decisions have on a regional level.
- The *Capital Improvements Element* ensures "concurrency", as defined and required in Chapter 9J-5.003 and 9J-5.016, Florida Administrative Code (F.A.C.), is achieved within a five (5) year concurrency related capital

improvements schedule and capital improvements program. The capital improvements schedule and capital improvements program are tools used by the City for managing growth and maintaining or improving the level of service.

III. LEGISLATION

Federal Regulations

Although the City coordinates and participates with a variety of entities, there are no federal regulations governing the *Future Land Use Element*. Most entities realize the importance of identifying and resolving incompatible goals, objectives and policies and therefore voluntarily include processes and procedures that benefit the coordination efforts between the participating parties.

State Regulations

Florida Statutes

Chapter 163, FS
Chapter 163, FS (Local Government Comprehensive Planning and Land Regulation Act- also know as the Growth Management Act) requires that each city and county prepare and adopt a comprehensive plan containing mandatory elements that address growth management issues including conservation and coastal zone management. Senate Bills 360 and 444 as well as House Bill 7203 contained significant modifications to Chapter 163, Part II (the state's growth management statute).

Chapter 187
Chapter 187, of the Florida Statutes, details the *State Comprehensive Plan*. The plan contains many policies which impact all elements of the City's Plan. Policy considerations include land use, public facilities, transportation, government efficiency and plan implementation. This element must also be compatible with the State Plan.

Chapter 373 and 403
These chapters of the Florida Statutes contain requirements that deal with water resources and environmental control.

Florida Administrative Code (FAC)

Rule 9J-5 FAC
Rule 9J-5, Florida Administrative Code (FAC) establishes the minimum criteria for local government comprehensive plans, and is used by the Florida Department of Community Affairs to determine whether such plans fulfill the requirements of the

State's Growth Management Act. This rule prescribes the minimum requirements for each element of the comprehensive plan.

Local Regulations

City Ordinance

Chapter 26, Land Development Regulations
Chapters 26, of the City Code of Ordinances are known as the Land Development Regulations (Codes) and deal with a variety of Articles as follows:

Article 2
Promote infill development and affordability through housing opportunities to smaller households, discouraging urban sprawl through the use of existing infrastructure and reduced auto dependency.

Article 3
The City of Punta Gorda describes the regulating districts adopted by the City. These zoning districts regulate the density and configuration of new residential and commercial construction. There are three (3) zoning districts which allow mixed use developments. Additionally the article allows accessory dwelling units in the Neighborhood Residential (NR) Zoning District.

The City's LDRs allow new single-family and multi-family homes to be built on any platted lot of record, as respectively zoned. The minimum lot size for single-family homes is 3,500 square feet in order to encourage affordable infill housing development on many of the City's older vacant lots.

Article 5
This article allows for a variety of planned developments and promotes density allowances in return for flexibility in the building placement and housing mixture.

Other Regulatory Plans

Strategic Regional Policy Plan (SRPP)

The Southwest Florida Regional Planning Council assists local governments and state agencies in planning for future development by providing a comprehensive regional approach which promotes sound urban planning principles to meet the growth demands of the area. The Southwest Florida Regional Planning Council adopted a Strategic Regional Policy Plan (SRPP) in 2002 which promotes sustainable growth and development patterns critical to the continued regional prosperity and quality of life.

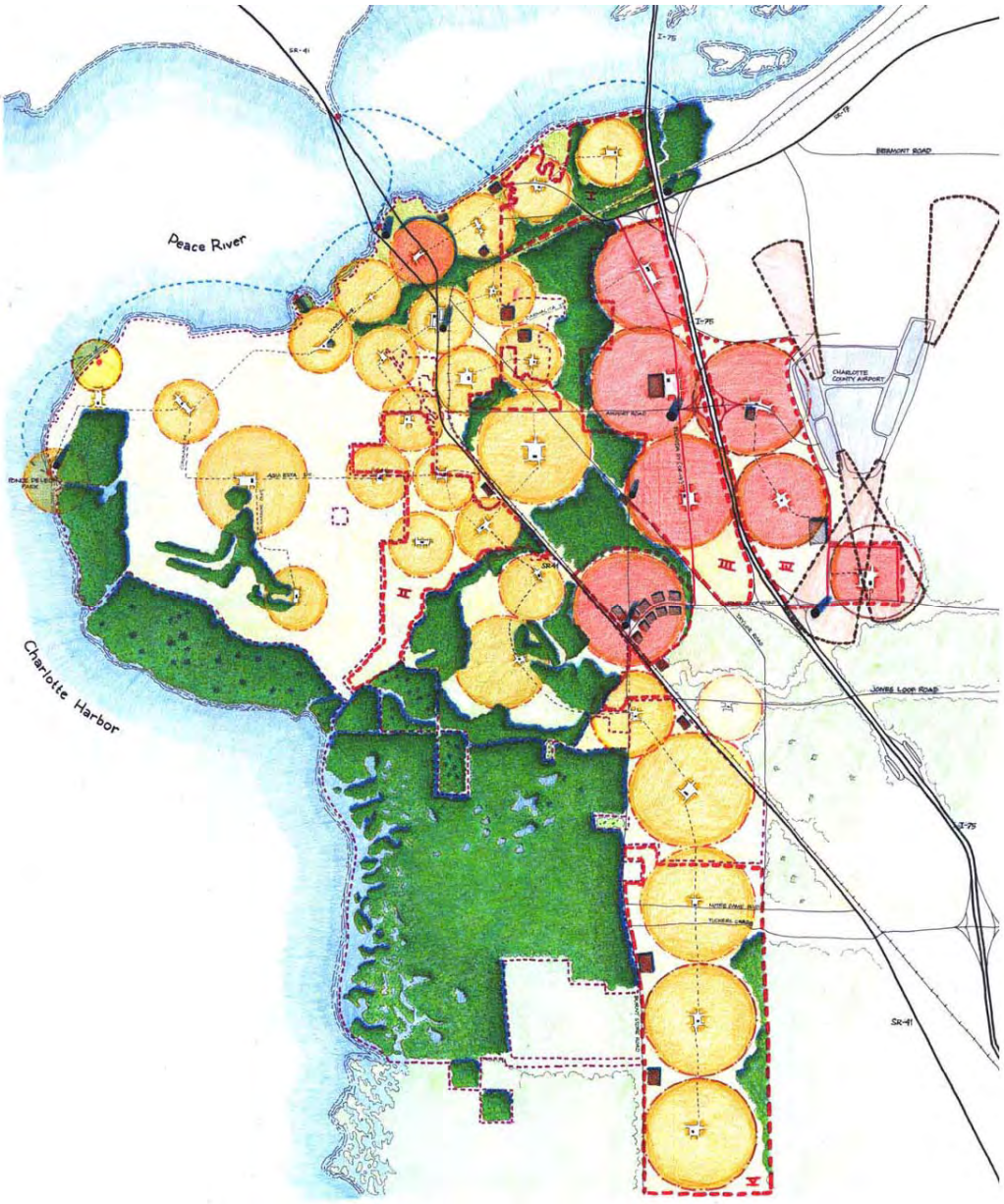
The Strategic Plan consists of two (2) volumes. Volume I contains demographics, economic conditions, natural systems, and urban & rural setting. Volume II contains the goals, objectives and actions which address the five (5) mandatory regional issues of affordable housing, economic development, emergency preparedness, natural resources, and transportation. The City's Comprehensive Plan must be consistent with the SRPP.

City Plans

Citizen involvement is always at the forefront of the City's planning efforts. These efforts are identified in the numerous plans completed in cooperation of the citizens and staff.

- *2000 Eastside and Downtown Planning Study*: A plan which focused on the update to the *1990 Downtown Community Redevelopment Plan* which was prepared in accordance with Florida Statutes and adopted by Community Redevelopment Agency and City Council in 1990. It also contained two key focal points within the Community Redevelopment Area, the East Side Residential Neighborhood and the Central Retail District.
- *2005 CRA Charrette*: In the aftermath of Hurricane Charley, the citizens of Punta Gorda came together in order to establish a vision for the future of the City. These efforts were first lead through the actions of the Community Redevelopment Agency (CRA) during February of 2005. The CRA sought direct community input through a Charrette process that resulted in the *2005 CRA Charrette* document, which built on the visioning efforts first established in the *2000 Eastside and Downtown Planning Study.*
- *2005 Citizens Master Plan*: In an overwhelming show of community pride and resiliency the citizen founded advocacy group TEAM Punta Gorda was formed. The primary mission of TEAM Punta Gorda "is to serve as a collaborative resource uniting our citizens in accelerating revitalization to achieve the potential of our unique waterfront community". In order to fulfill this mission TEAM Punta Gorda hired renowned urban planning firm

Jaime Correa and Associates to help the community crystallize a comprehensive community vision. The results of this effort the *2005 Citizens Master Plan*, extended well beyond the boundaries of the CRA, throughout the current city limits in into the surrounding area helping to define the logical extension of the community desired development pattern. Pictured below is the regional map from the 2005 Citizens Master Plan.



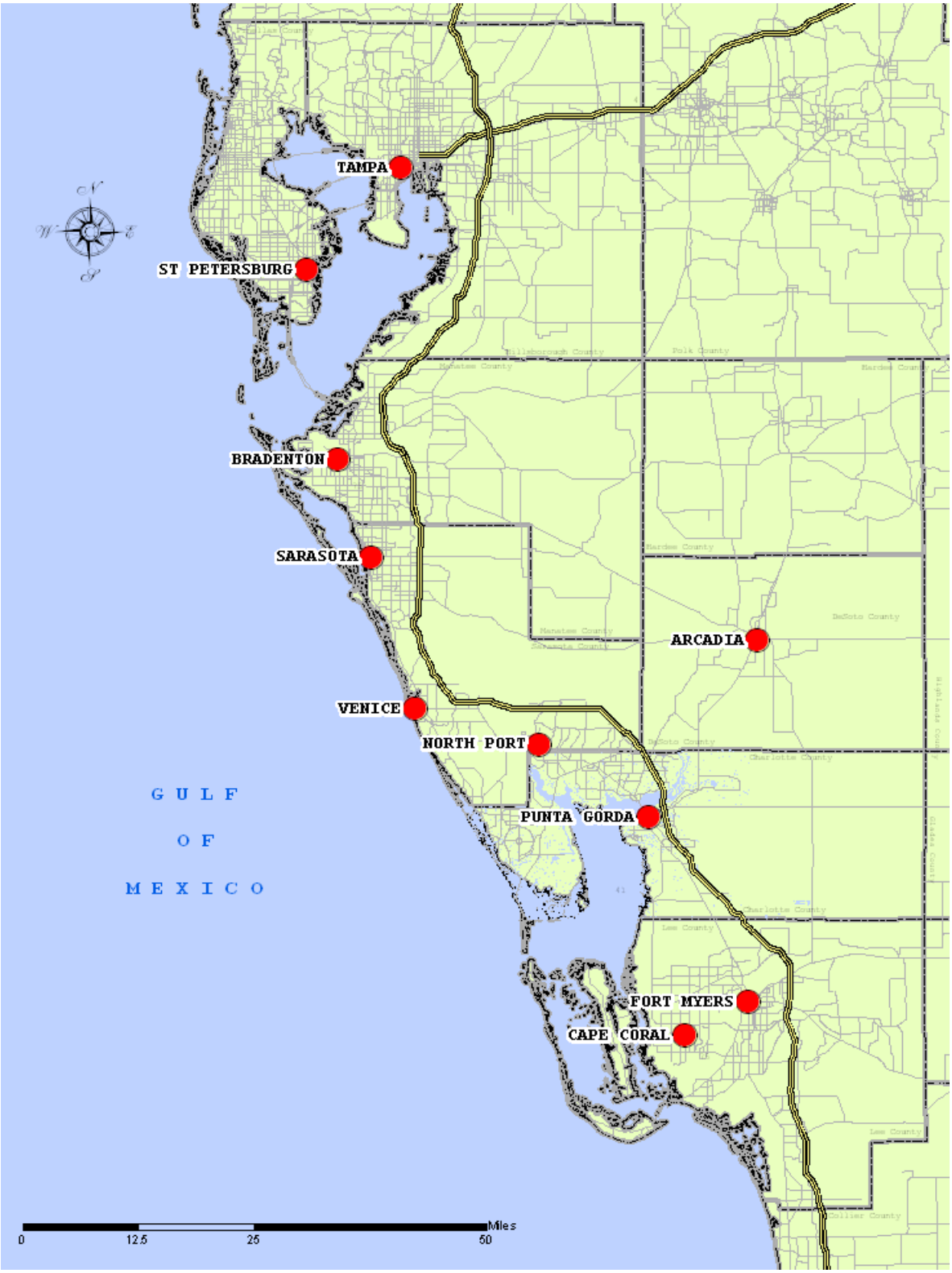
Source: Team Punta Gorda, 2005 Citizens Master Plan

IV. INVENTORY AND ANALYSIS

In 1884, on the instructions of subdivision founder Isaac Trabue, surveyor Kelley B. Harvey laid out streets and blocks along the Peace River that would become the City of Punta Gorda. All waterfront property was designated as parks and the streets were run perpendicular and parallel to the Peace River in a grid pattern. The Town of Trabue, a subdivision, was recorded on February 24, 1885; however, by 1887 enough residents in Trabue objecting to Trabue's efforts to control the town's destiny. These founding fathers chose the old Spanish name for the area of Punta Gorda when filling incorporation papers in the Manatee County seat of Pine Level.

The City of Punta Gorda is located south of the confluence of the Peace River and the Myakka River, on Charlotte Harbor. The City contains approximately twenty-three (23) square miles of land and water. The corporation boundary generally follows the Peace River and Charlotte Harbor on the northern and western boundaries, with the eastern boundary generally following Cooper Street, Airport Road, U.S. 41 (excluding Charlotte Park Subdivision) and Burnt Store Road. The southern boundary of the City generally follows the southern boundary of the Burnt Store Meadows Subdivision and the Charlotte Harbor Environmental Center (CHEC) boundary. The drainage patterns of the City are toward the Peace River and Charlotte Harbor by way of man-made canals, a storm drainage system in the older sections of Punta Gorda and via the two branches of Alligator Creek in the southern parts of the City. There are no groundwater aquifer recharge areas in the City.

Today, Punta Gorda boasts a small town atmosphere in approximately twenty-three (23) square miles of land and water. It is located on the southwestern coast of Florida about one hundred (100) miles south of Tampa and twenty-five (25) miles north of Fort Myers as illustrated below. The City of Punta Gorda received a direct landfall hit from Hurricane Charley in 2004. With sustained winds in excess of one hundred and twenty-five (125) miles per hour, and recorded gusts in excess of 165 miles per hour, the City sustained extensive damage during the relatively brief, period of extreme conditions. The cost of Hurricane Charley included a significant loss in the City's stock housing and commercial buildings. With the loss of one hundred and eighty-six (186) units of public housing, two (2) of the City's existing mobile home parks were largely demolished, the downtown and adjacent historic residential district devastated and condemnation of a multitude of single family, multi-family and commercial structures, the storm fundamentally altered the nature of the built environment of the City. s


TAMPA
ST PETERSBURG
BRADENTON
SARASOTA
ARCADIA
VENICE
NORTH PORT
PUNTA GORDA
FORT MYERS
CAPE CORAL
GULF
OF
MEXICO
Miles
0
12.5
25
50

Population

Florida's steadily increasing population since the 1940's is well documented through the Bureau of Economic and Business Research (BEBR). The BEBR reports a variety of statistics of all Florida Counties including population projections. These projections are provided in a low, mid and high range. Charlotte County uses the mid range BEBR population projection's. The City also uses the mid range BEBR population projections and establishes the following planning period for this Comprehensive Plan. As required under Chapter 163.3177 (3)(a)1 and Rule 9J-5(4) & (5)(a), the City establishes two planning periods: one for the first five year period subsequent to the plan's adoption (2008 – 2013) and one for at an overall ten-year period (2018). In addition, the City does provide projections through the year 2025 in many of the other elements.

Staff reviewed the City's population growth since 1970. Census population figures for the years 1970, 1980, 1990, 2000 and BEBR estimated populations for 2010 and 2020 are shown in Table 1.1. Table 1.1 compares the City's growth from 1970 through 2010 & 2020 projected growth with the County's growth. In addition to the population growth comparison between the City and the County, Table 1.1 also identifies the percent of share of the total County population.

Table 1.1 - City of Punta Gorda's/Charlotte County Population Comparison Percent of the Population Share

Place	1970	1980	1990	2000	2010	2020
City of Punta Gorda	3,789	6,797	10,747	14,344	18,364	22,345
Charlotte County	27,559	58,460	110,975	127,283	156,106	185,654
Total	31,348	154,030	121,722	141,627	174,470	207,999
% of Share	14%	12%	10%	11%	11%	11%

Source: 2007 Bureau of Economic & Business Research and Urban Design

Projections for the City of Punta Gorda were then developed using the University of Florida Bureau of Business and Economic Research (BEBR) estimates as the baseline numbers. City staff used a mathematical extrapolation technique. Mathematical extrapolation techniques involve the manipulation of data on a given population, without comparison to other populations, in order to project a trend. Extrapolation techniques require historical data series, measured at two or more intervals, which can be plotted or arranged to show a pattern or trend. The assumption is that past trends, as shown in the historical series of data used, will not generally change appreciably in the future. Depending upon the growth

potential (ie build-out) and characteristics of the particular community, this may not necessarily be a valid assumption. For this reason, estimates and projections derived from extrapolation techniques should be limited to short time periods (ten to fifteen years).

The City's population was 14,344 in 2000 and 16,952 in 2006. As of April 1, 2008 the BEBR reports the City's projected population as 17,651. Table 1.2 identifies the growth rates applied to in Table 1.4. By applying the appropriate growth rate to City's 2000 and 2006 population numbers and the projected 2008 population the projected populations were calculated annually for five years (2009-2013 at 18,001 and 19,500 respectively), ten years (2018 at 21,511) and the 2025 projected population of 24,615. The resulting population projections were then subtracted from the BEBR's mid range total projected population through 2025, estimating the Unincorporated Charlotte County's projected population through the same time period.

Table 1.2 - City's Applied Growth Rates

Year	% Change
One Year	**2.0617%**
Five Year	**10.3085%**
Seven Year	**14.4319%**

Source: Urban Design 2008 calculated based on 2007 & 2008 BEBR projections

Table 1. 3 - City of Punta Gorda's Population Estimates and Projections

Place	2000*	2006*	2008*	2009	2010	2011	2012	2013	2018	2025
City of Punta Gorda	14,344	16,952	17,651	18,001	18,364	18,736	19,114	19,500	21,511	24,615

Source: 2007 Bureau of Economic & Business Research and Urban

It is important to realize that as the City begins to near build out the growth rate will begin to stabilize and ultimately begin to decrease. During the next Evaluation and Appraisal Report scheduled for 2011, the buildout scenarios will be studied.

The City of Punta Gorda's Demographic and Housing Characteristics 2006-2030 completed in March of 2007, identifies the population of 17,595, an increase over the last planning period of twenty-two point seven percent (22.7%) which is slightly lower than the BEBR's projections identified above. The average age within the City is approximately sixty-four (64) years. The Census Data identifies over half the City's population is over 50 years in age. Table 1.4 identifies the breakdown of the City's population which was extrapolated from the Census Data.

Table 1.4 - City of Punta Gorda's Population & Housing Characteristics (2006 – 2030)

Type	2006	2010	2020	2030
Workforce population	4,545	4,776	5,056	5,047
Non-Workforce population	13,050	15,125	17,924	20,189
Population: 0-17	1,456	1,592	1,723	1,413
Population: 18-34	1,214	1,353	1,540	1,640
Population: 35-49	1,579	1,786	2,062	2,265
Population: 50-64	4,901	5,543	6,401	7,029
Population: 65 and older	8,445	9,627	11,254	12,889
Total Population	17,595	19,901	22,980	25,236

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates (based on the US Census Data

Seasonal Population

The part time residents of Florida are typically present during the winter months and produce a significant increase to the population base. These "snowbird" residents usually cause a spike in the population from mid-November through mid-April. They may own a second home or condominium in the region or may have a long term rental arrangement. The Southwest Florida Regional Planning Council estimates that during the season, winter residents may increase the six County Regions population by as much as twenty-two percent (22%). SWFRPC based this estimate on a combination of taxable sales, the number of homes held for seasonal use, and the ratio of seasonal households to total households. Although precise numbers are not readily available, it was estimated that the

City's seasonal population is similar and is included in the overall County prediction. .

Table 1.5 - City of Punta Gorda's Seasonal Population (2000 – 2025)

Year	2000*	2006*	2008*	2009	2010	2011	2012	2013	2018	2025
City of Punta Gorda	14,344	16,952	17,651	18,001	18,364	18,736	19,114	19,500	21,511	24,615
Charlotte County	127,283	143,363	148,130	150,514	152,976	155,479	158,022	160,607	173,957	194,203
Total	**141,627**	**160,315**	**165,781**	**168,515**	**171,340**	**174,215**	**177,136**	**180,107**	**195,468**	**218,818**
Seasonal Population**	**172,784**	**195,584**	**202,253**	**205,588**	**209,035**	**212,542**	**216,106**	**219,731**	**238,462**	**266,921**

Source: 2007 Business Source: * 2007 Bureau of Economic and Business Research
** Seasonal Population is based on the County's total population times 22%.

Transportation and Circulation

U.S. 41 provides the major north-south transportation corridor within the City. I-75 provides transportation north and south and is located approximately one mile east of the current corporate boundary. Two (2) interchanges US 17 and North Jones Loop Road, exit 161, provide direct access to Punta Gorda. U.S. 17, exit 164, terminates with its intersection at U.S. 41 in the northeast portion of the City and provides the primary transportation route to the east. Burnt Store Road (S.R. 765) allows north-south access to the southern portions of the City. Primary Collector roads are: Marion Avenue-Olympia Avenue, Bal Harbor Boulevard, Aqui Esta Drive, Henry Street, Cooper Street, Coronado Avenue, Madrid Boulevard, Monaco Drive and Royal Poinciana. Other city streets also function as City collector streets. Details of the City's transportation and traffic circulation system can be found in the Charlotte County-Punta Gorda Metropolitan Planning Organization (MPO) Long Range Transportation Plan (LRTP) and in the *Transportation Element* of this Comprehensive Plan.

Data Collection

The data utilized in this section was obtained through analysis of Charlotte County GIS and Charlotte County Property Appraiser's Data by the City's Growth Management Department and identify all property within the corporate limits by the State of Florida Land Use Classification System which resulted in an existing land use map when verified and updated by the City's Urban Design Division. The tabulations of residential single family, multi-family and mobile home counts were

developed from Charlotte County Property Appraisers information and by using Certificates of Occupancy (CO).

Existing Land Use

Land use is the human modification of the natural environment into a built environment. It is an important component of land use planning which should ensure logical, economical development in a compact and contiguous pattern which benefits a wider economy and population yet still protects the natural environment. The first step in defining a logical future land use pattern is to inventory the existing pattern of land use including all vacant lands. In order to establish an existing pattern a system for categorizing the various types of existing development and vacant lands must be defined. The system must be complex enough to encompass the full range of existing development, yet simple enough to provide a useful basis for analysis. The City of Punta Gorda's generalized existing land uses are defined below:

Residential

Residential use is any land on which the primary use is dwelling units. This category is further broken down into subcategories representing the primary dwelling types.

- Single Family: A structure used for human habitation, excluding multi-family residences and mobile homes (which are otherwise classified.) Development is closely associated with the early development of canal front communities. This use continues to be a significant amount of land in the City. This development is closely associated with the early development of canal front communities.
- Mobile Home: A manufactured dwelling unit designed for year-round occupancy and affixed to a semi-permanent foundation. Mobile Homes have significantly decreased within the City over the last planning decade.
- Multi-Family: A structure in which two or more families have their residences. The development of multi-family units in Punta Gorda is a result of the influx of retiree seeking the weather and amenities of the area. With the reduction of the amount of available land for single family residential, the City has seen a significant increase in the multi family housing. This is important indicator for the City's future's planning analysis. The development of multi-family units in Punta Gorda is a result of the influx of retiree seeking the weather and amenities of the area.

Commercial

Commercial use is any land on which the primary use is commercial uses including office and retail.

Industrial
Industrial use is any land on which the primary use is industrial in nature including manufacturing facilities, warehouses, or open storage

Agricultural
Agricultural use is any land on which the primary use is growing crops or raising of livestock. There are no lands within the City the meet this definition.

Recreational
Recreational use is any land on which the primary use is recreational in nature. This category is further broken down into two (2) subcategories representing ownership types:

- Recreation-Public: Land held by federal, state or local government primarily for recreational use
- Recreation-Private: Includes all privately held land developed for recreational use.

Conservation
Conservation use is any land restricted in use due to its environmental sensitive nature or is held in the public trust specifically for that purpose. This category may contain limited recreational uses including trails, paddle-craft launches and similar passive or nature based activities. This category is further broken down into two (2) subcategories representing ownership types:

- Preservation (public lands): Federal, state or local government lands
- Conservation (private lands): Ecologically sensitive lands held by private interests containing limited development rights.

Educational
Educational use is any developed land owned by the Charlotte County School Board or any other public or private entity for which the primary purpose of the development is education of children or adults.

Public buildings and grounds
Public buildings and grounds includes all parcels of land that contain publicly owned and operated buildings.

Institutional Other Public Facility
Institutional Other Public Facilities is any developed land containing facilities operated in the public interest including hospitals, churches, and private clubs.

Vacant Land
Vacant Land is any land not containing an existing structure but is otherwise developable. This category is further broken down into three (3) subcategories representing existing regulatory restrictions:

- Vacant Residential: any land not containing an existing structure but is otherwise developable for residential uses.
- Vacant Commercial: any land not containing an existing structure but is otherwise developable for commercial uses.
- Vacant Industrial: any land not containing an existing structure but is otherwise developable for industrial uses.

Right of Way (ROW)

ROW is any land or water used primarily for a transportation purpose, including automotive, boat, pedestrian, bicycle, and train. This category is further broken down into two (2) subcategories:

- Right of Way Land
- Right of Way Water

Historic Resources

Historic Resources are any existing land use that is of special significance due to the age and character of the structures or uses found there. The City of Punta Gorda contains a substantial concentration of historic structures given the relatively short period of European habitation in the Southwest Florida Region. Just less than one hundred (100) acres or approximately one percent (1%) of the land area of the City contains structures listed on the Florida Master Site File of historic resources. The Historic Resources category is a special subset found within each of the previous existing land use categories, as the uses of the past generally align with the present land use pattern. A more thorough discussion of these resources occurs within the Historic Resources section of the *Future Land Use Element*.

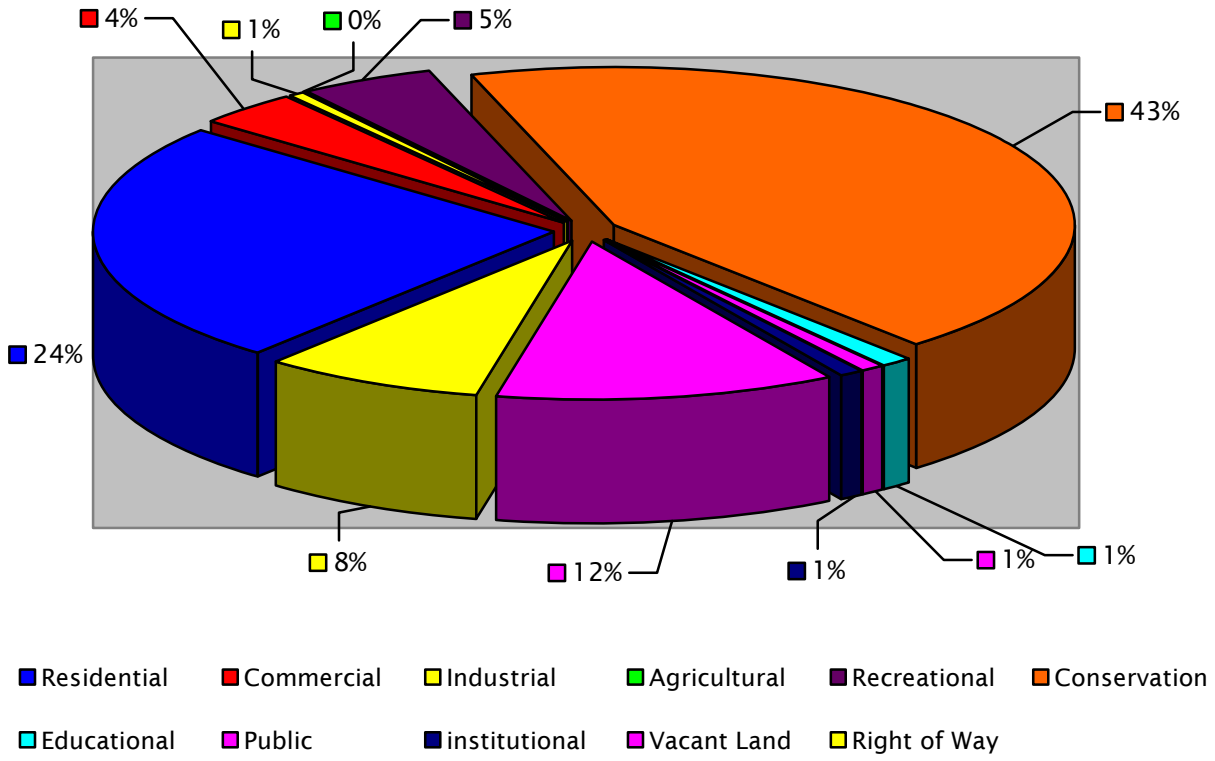
Table 1.6 illustrates the acreages and number of square miles associated with each of the various generalized Existing Land Use Categories. These categories are identified on Map 1.1. All data is based on information complied by the City of Punta Gorda from the Charlotte County Property Appraiser data from August 2007.

Table 1.6 - Generalized Existing Land Uses in the City of Punta Gorda

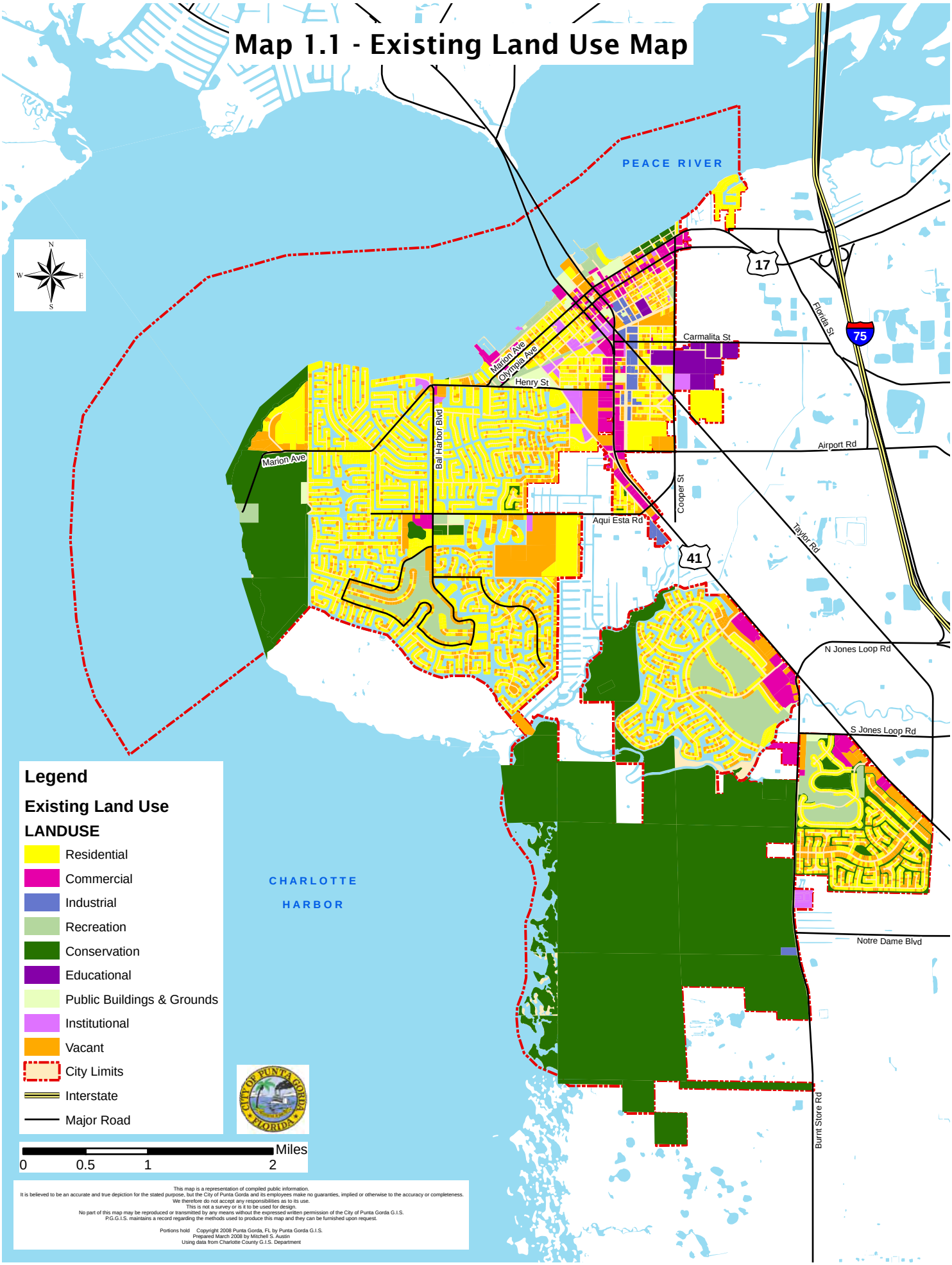
Land Use	Acres	Square Miles	Percentage of Total Land Uses
Residential	2,246.96	3.51	24.9116%
Commercial	325.83	0.51	3.6124%
Industrial	55.60	0.09	0.6164%
Agricultural	0.00	0.00	0.0000%
Recreational	434.74	0.68	4.8199%
Conservation	3,924.36	6.13	43.5086%
Educational	96.61	0.15	1.0711%
Public Buildings & Grounds	78.05	0.12	0.8653%
Institutional	88.86	0.14	0.9852%
Vacant Land	1,056.91	1.65	11.7177%
Right of Ways Land	711.82	1.11	7.8918%
Right of Ways Water*	6,297.81	9.84	
Historic Resources**	99.21	0.16	1.0999%
Total Land Uses	**9,019.74**	**14.09**	**100.0000%**

Source: 2007 City Punta Gorda & Charlotte County GIS
*Right of Ways Water includes all navigable water bodies used for transportation purposes and are not added into the totals for land area.
** Historic Resources are individually assigned to another generalized land use category and are not added into the totals for land area.

Chart 1.1 - The City of Punta Gorda's Existing Land Uses in Percent of Total Land Uses



Map 1.1 - Existing Land Use Map



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Existing Land Uses of Critical Concern

The City's continued development in accordance with its comprehensive plan and land development regulations will serve to minimize conditions that are inconsistent with the community's character and its proposed future land uses. An important component in the City's future development is the continuation of a compact and contiguous urban form and pattern of land uses, in preventing urban sprawl, and in preserving historic and natural resources in a functioning urban environment. Further analysis of the City's existing land uses identifies several important land uses necessary for the City's continued compact and contiguous development.

Recreation & Conservation

Recreation Land Uses are extremely important to the City of Punta Gorda. The acreages are identified in Table 1.7 below as public and private. Public lands include park land and public recreation facilities and are intended to serve active and passive recreational needs of the public. Recreation private includes all privately held developed land for recreational purposes primarily intended to serve a surrounding residential community. Private recreation facilities include golf courses, marinas and tennis/athletic clubs.

Table 1.7 – Recreation Land Uses in the City of Punta Gorda

Recreation Land Uses	Acres	Square Miles	Percentage of Recreational Land Uses	Percentage of Total Land Uses
Recreation - Private	361.28	0.56	83.17%	4.35%
Recreation – Public	73.10	0.11	16.83	0.88%
Total Recreation Uses	**434.38**	**0.68**	**100.00%**	**5.23%**

Source: 2007 City Punta Gorda & Charlotte County GIS

Conservation Land Uses are vitally important to the continued healthy functioning of Charlotte Harbor and providing urbanized area of the City with a buffer during tropical cyclone events. In addition to the important ecological functions, these conservation lands provide unique recreational opportunities for the citizens and visitors to Punta Gorda.

Table 1.8 - Conservation Land Uses in the City of Punta Gorda

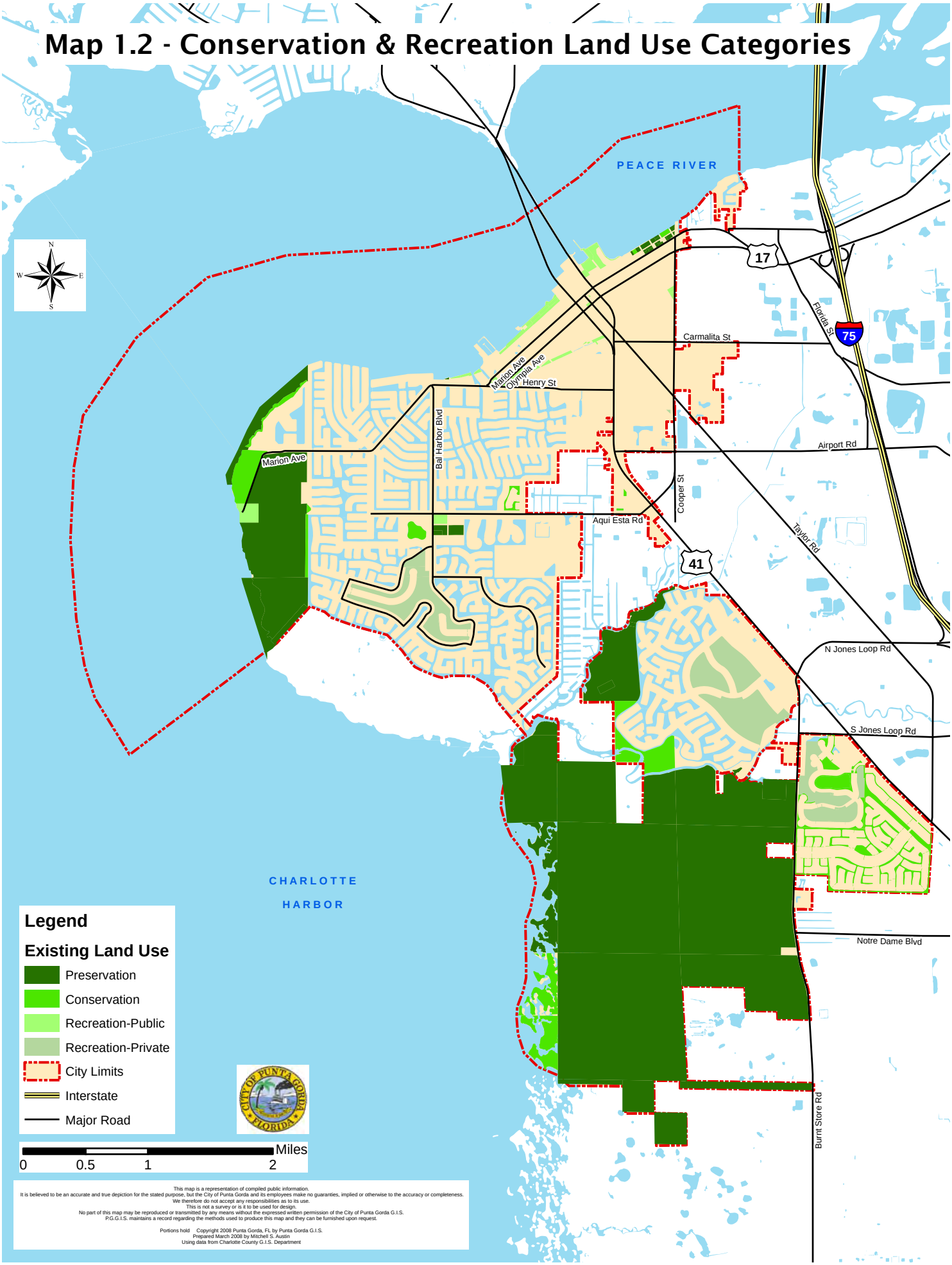
Conservation Land Uses	Acres	Square Miles	Percentage of Conservation Land Uses	Percentage of Total Land Uses
Preservation (Public Land)	3,585.03	5.60	91.35%	43.15%
Conservation (Private Land)	339.33	0.53	8.65%	4.08%
Total Conservation Uses	**3,924.36**	**6.13**	**100.00%**	**47.24%**

Source: 2007 City Punta Gorda & Charlotte County GIS

The City is coordinating with the Florida Department of Environmental Protection to annex into the City boundaries approximately twelve thousand (12,000) acres of Environmentally Sensitive lands. This land will provide a continuous boundary along the state conservation lands along the City's southwestern border. The city is receiving the annexation of these lands to clarify jurisdictional responsibilities for public safety services, elimination of enclave conditions and to ensure continued maintenance of community rating system (CRS) points. This annexation will assist the City in maintaining and improving their Community Ratings System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum National Flood Insurance Program requirements.

The City's Conservation & Recreation Land Use Categories are identified on Map 1.2

Map 1.2 - Conservation & Recreation Land Use Categories



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Residential

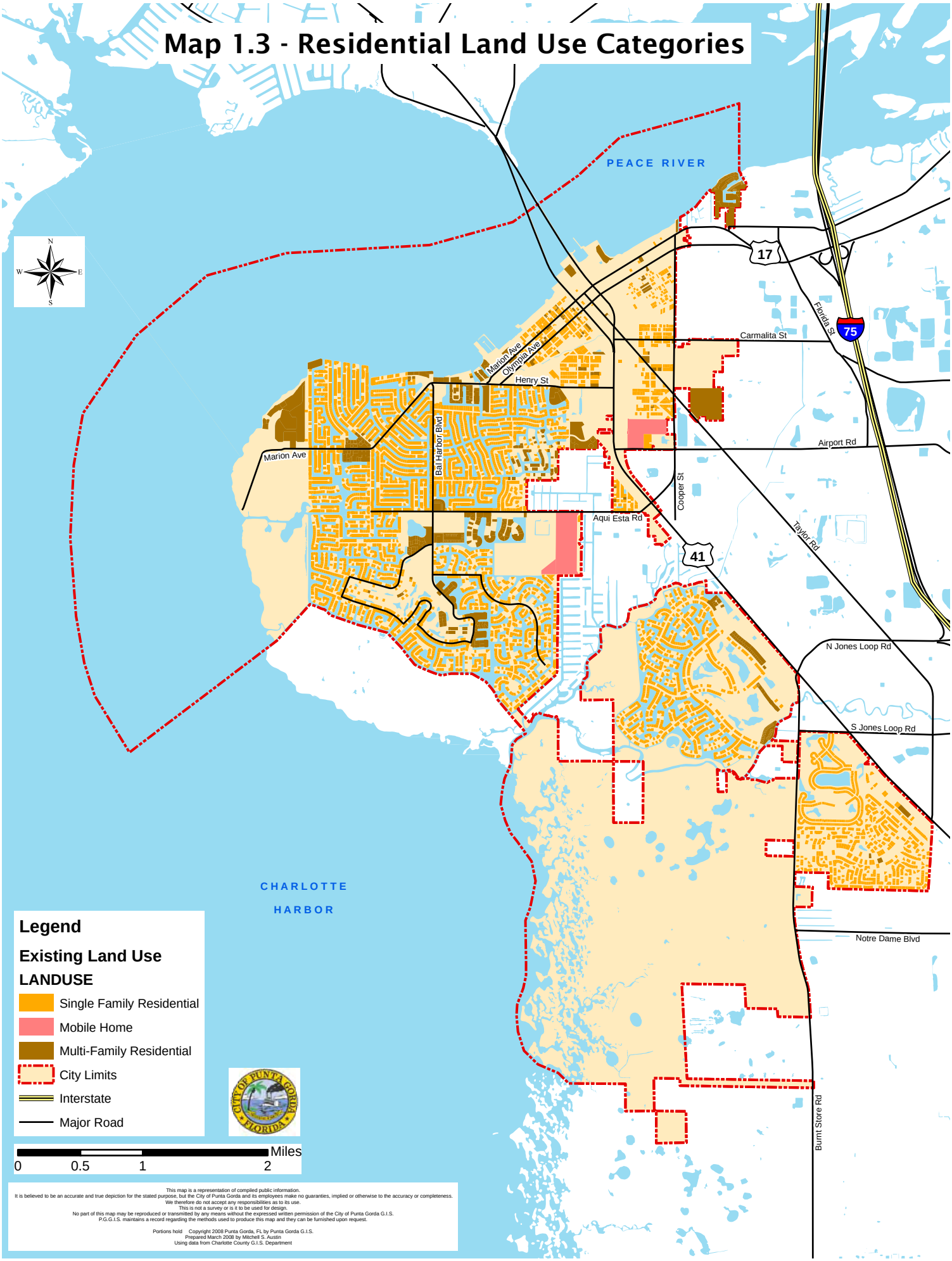
Residential Land Uses represent the second largest developable land area within the City of Punta Gorda. Residential uses and vacant residential lands are over thirty-seven percent (37%) of all land within the City. Table 1.9 illustrates the various types of residential uses and the respective areas. These land uses are identified on Map 1.3.

Table 1.9 - Residential Land Use in the City of Punta Gorda

Residential Land Uses	Acres	Square Miles	Percentage of Residential Land Uses	Percentage of Total Land Uses
Single Family	1,631.88	2.55	52.32%	19.64%
Mobile Home	92.74	0.14	2.97%	1.12%
Multi-Family	522.33	0.82	16.75%	6.29%
Total Residential	**3,119.23**	**4.87**	**100.00%**	**37.55%**

Source: 2007 City Punta Gorda & Charlotte County GIS

Map 1.3 - Residential Land Use Categories



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Vacant

Vacant Land Uses are vital to providing the space necessary for continued growth and development. Vacant lands occur in three basic types: Residential, Commercial and Industrial. These areas are identified on Map 1.4.

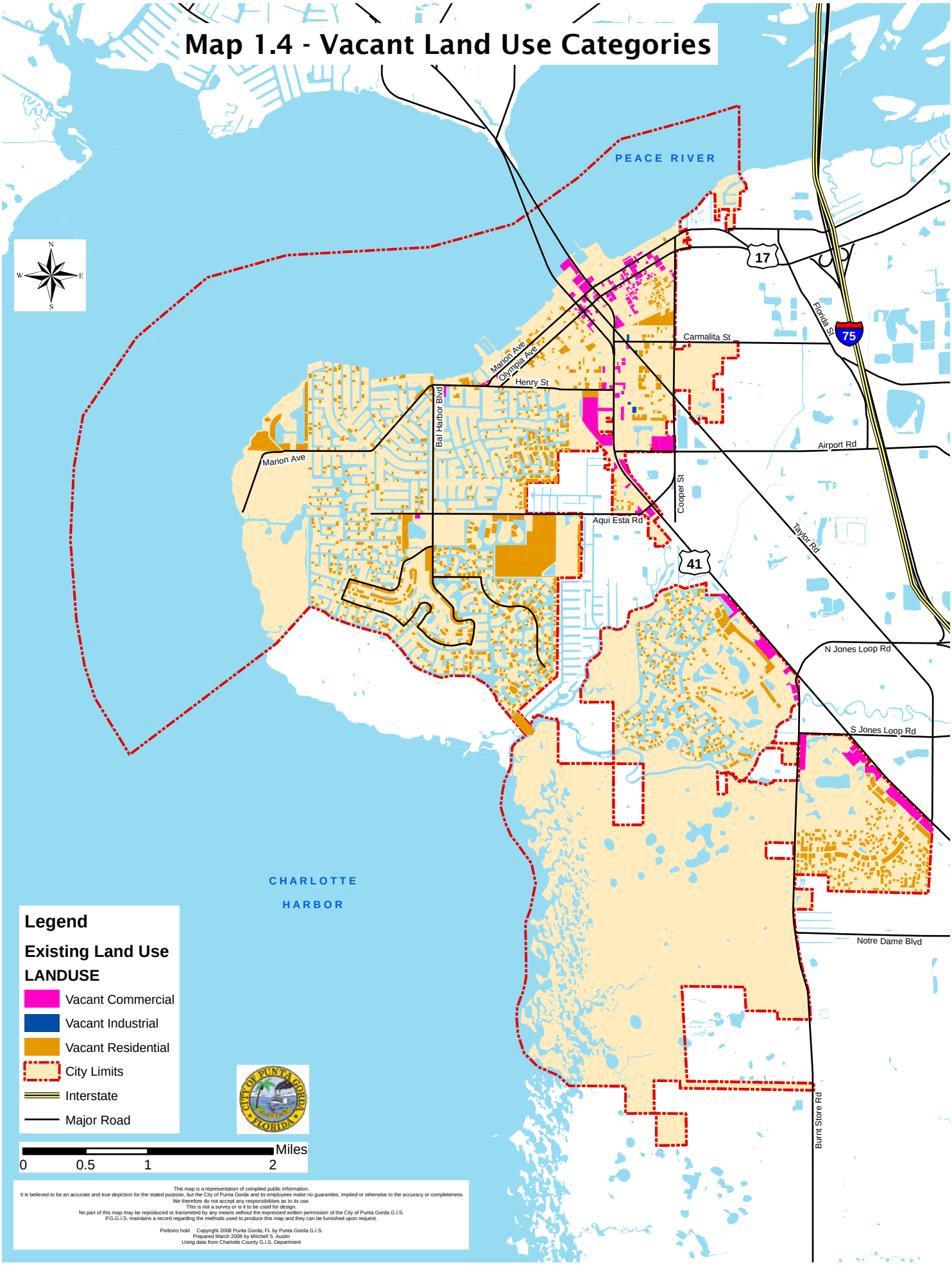
Table 1.10 - Vacant Lands in the City of Punta Gorda

Vacant Land Types	Acres	Square Miles	Percentage of Vacant Land	Percentage of Total Land Uses
Vacant Residential	872.28	1.36	82.80%	10.50%
Vacant Commercial	178.65	0.28	16.96%	2.15%
Vacant Industrial	2.53	0.00	0.24%	0.03%
Total Vacant Land	**1,053.46**	**1.65**	**100.00%**	**12.68%**

Source: 2007 City Punta Gorda & Charlotte County GIS

The City of Punta Gorda's Demographic and Housing Characteristics 2006-2030 projects the changes in the housing. While single family residences continue to grow slightly, the most significant increase is projected to be in the multi-family land use due to the lower cost, lower taxes enhanced security and attraction of life style associated with the condominium living. The mobile home category continues to decrease. The 1997 Comp Plan showed the number of mobile homes previously in the City remained nearly static. With few vacant spaces available in any of the existing parks, this segment of the housing mix for the City remained almost level during the planning period expected only to increase under the annexation process.

Map 1.4 - Vacant Land Use Categories



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Future Land Use

The City of Punta Gorda lies adjacent to the second largest estuary in Florida, the Charlotte Harbor Estuary. A variety of land uses surround this dynamic waterfront community. These land uses include a mix of residential, multi family, commercial, medical and preservation and provide for a host of development opportunities. This section describes the future land uses that exist within the City of Punta Gorda and the potential development the City expects to see over the next planning decade.

It is the intent of the *Future Land Use Element* and the implementing policies to promote compact and contiguous growth patterns to assist the City in growing and developing into a viable economic center. Land use categories range from residential, professional office to commercial and from conservation to recreation.

Staff reviewed the current Future Land Use Categories and reviewed Policies 1.1.14.2 through 1.1 .14.9, which establish the Future Land Uses Categories for non-residential categories and conservation/preservation lands in order to propose changes to provide clear measures governing future nonresidential development. The categories include residential density standards and non residential intensity standards thereby providing meaningful and predictable standards for both public and private lands in these land use categories as required by Rule 91-5.006(2)(c)(I) F.A.C.

In an effort to establish standards for intensity of non-residential land uses for each Future Land Use category, the City reviewed the existing development patterns to determine the non-residential intensities that existed under the current Zoning Classifications. There are generally two accepted ways of measuring non-residential intensity, lot coverage and floor to area ratio (FAR). Lot coverage is commonly utilized in suburban areas as the majority of development that occurs is single story. Due to the fact that Punta Gorda has a number of multi-story buildings and all existing non-residential zoning classifications allow for multi-story, the chose to utilize the FAR method. FAR is the ratio of the floor area of a building to the area of the lot on which the building is located.

Utilizing parcel based GIS parcel records and Charlotte County Property Appraiser data on non-residential building square footage, the FAR for every non-residential parcel in the City of Punta Gorda was determined. Additional analysis was performed on parcels that had sought development approvals yet had not been developed. The table 4-11 shows the most intense existing/planned developments in the City. The FAR intensities aligned closely with the maximum development rights available under the Land Development Regulations (LDR). The LDRs provide four distinct classifications of non-residential development, City Center (traditional downtown), Special Purpose (industrial), Highway Commercial (corridor focused), and Neighborhood Center (office/small scale retail/medical uses).

Table 1.11 - City of Punta Gorda Existing Development Project Commercial Intensities

Zoning Classifications	Project Name	Land Area	Building Square Footage	Actual Floor to area Ratio
City Center	Wyvern Hotel	29,770	45,515	1.53
	Sunloft Center	38,604	84,937	2.20
Special Purpose	Sabatino Building	85,411	23,280	0.27
	Dalmana	44,213	12,000	0.27
Highway Commercial	West Marine	68,265	15,262	0.22
	Crosstrails	260,094	82,526	0.32
Neighborhood Center*	Harbor Bridge MMO	86,920	40,656	0.47
	Charlotte Regional Medical Office*	97,446	50,101	0.51

*Areas identified as Medical Overlay District in Land Development Regulations are entitled to more commercial intensity in order to incentivize medical use development

Staff used this information coupled with an analysis of maximum theoretical development rights under the LDRs in order to form a range of potential FAR standards. During this process it became evident that realignment and rebranding of the existing Commercial Future Land Use Categories was required. Under the 1997 Future Land Use Map two categories of Commercial Development, Commercial and Professional Office occurred on the map. An additional Category of Industrial occurred within the policies of the Comprehensive Plan, however was absent from the Future Land Use Map. In 2008 a new category of Highway Commercial Corridor was added to capture the character of a particular annexation and associated development project. Overlaying these four land categories on the existing Zoning Map of the City, an updated Future Land Use Map was created maintaining the correlation between the Future Land Uses and the full range of development rights within the Land Development Regulations. Staff reviewed the draft map and determined that the original Commercial and Industrial land use classification needed to be renamed to accurately depict the future needs of the City's vision. Industrial was renamed to Light Industrial and Commercial to Urban Village. These changes in nomenclature reflect both the existing development forms and community vision for these areas.

With the draft map complete development of FAR ranges for each Land Use Category were developed. These ranges generally captured a 15 to 25% increase over the maximum theoretical development rights in the LDRs. This increase in existing development rights was intended to give the City maximum flexibility and provide additional room for economic development purposes.

This information was then presented to various groups of stakeholders including business owners, members of the development community, and City committee members. During these meetings concern was expressed that the City might be failing to capitalize on its extensive infrastructure and position as an existing commercial, governmental, and medical hub within Charlotte County by providing non-residential intensities that were not adequately intense. This concern sent City Staff resulted in staff reviewing neighboring Cities and examining the Comprehensive Plans of each of the Cities from Naples to Sarasota in order to determine their non-residential intensities. These results, illustrated in Table 1.12, showed that these communities had chosen non-residential intensities that were 50% or more, higher than City Staff's initial FAR proposals.

In addition to the non-residential land use categories, the City's remaining land uses were reviewed and revised to establish meaningful and predictable intensity standards for the use and development of land which will guide the content of the land development code. For preservation and conservation lands, which are publicly and privately owned lands, generally undeveloped and held for a variety of uses such as held as open space for environmental, flood hazard mitigation, educational, recreational, cultural, or archeological purposes, staff determined a minimum FAR of .05 to accommodate for minimal development promoting the aforementioned uses. Similarly, Recreation – Private and Public land use designations were reviewed for development potential. Both land uses are intended for recreational uses that are primarily intended to serve surrounding private and public residential communities respectively. Minimal development is intended to promote the uses and a FAR of .05 is recommended to satisfy this development.

Table 1.12 – Adjacent Community Commercial Intensity Comparison

City	Future Land Use Category	Intensity Standard (F.A.R.)	City of Punta Gorda Comparable Category
Fort Myers	Heavy Industrial	None listed	N/A
	Light Industrial	None listed	Light Industrial
	Professional Office	1.00	Professional Office
	Commercial	1.00	Highway Commercial Corridor
	Urban Core	18.00	Urban Village
	Urban Center	5.00	Urban Village
	Urban General	3.00	Urban Village
Sarasota	Neighborhood Office	0.35	Professional Office
	Community Office	0.50	Professional Office
	Neighborhood Commercial	0.50	Professional Office
	Community Commercial	0.75	Highway Commercial Corridor
	Intensive Commercial	1.00	Highway Commercial Corridor
	Downtown Urban General[1]	1.00	Professional Office
	Downtown Urban Mixed-Use[2]	9.00	Urban Village
	Metropolitian-Regional[3]	2.00	Professional Office (Medical Overlay)[3]
	Limited Commercial[4]	2.00	Professional Office
Naples	Highway Commercial[4]	1.20	Highway Commercial Corridor
	Airport Commercial[4]	1.60	Light Industrial
	Downtown Mixed-Use	3.00	Urban Village
	Waterfront Mixed-Use[4]	2.00	Urban Village

1. Area-wide intensity average not site specific
2. Three zones with intensities of 2.0, 5.0, and 9.0
3. Medical uses
4. Based on building coverage and maximum building height

Data from the City's existing development, the draft Future Land Use Map, theoretical maximum development rights under Zoning, and adjacent community comparison where presented at Public Hearing to the City Planning Commission. This Commission provided useful and insightful feedback leading to Table 1.13 which illustrates the old Future Land Use Categories compared to the new Future Land Use Categories with the associated non-residential Floor to Area Ratios.

Table 1.13 – Commercial Future Land Use Categories

Old Category Name	General Purpose	New Category Name	General Purpose	Proposed F.A.R.
Commercial	Encompasses all lands available for commercial development, including all retail, restaurant, and office uses	Urban Village	Provided for the primary historic core of commercial development within the City, pedestrian-oriented in nature. Available for commercial development, including all retail, restaurant, and office uses	5.00
Professional Office	Reserved for office, retail, and restaurant uses serving office and adjacent residential areas	Professional Office	Reserved for office, retail, and restaurant uses serving office and adjacent residential areas	2.00
		Professional Office (Medical Overlay)	Medical uses are incentivized in this category in areas adjacent to Charlotte Regional Medical Center.	5.00
Industrial	Reserved primarily for Industrial uses including warehouse, light manufacturing, and office, allows retail and restaurant uses that serve industrial uses and adjacent residential areas. In text not found on current Future Land Use Map	Light Industrial	Reserved primarily for Industrial uses including warehouse, light manufacturing, and office, allows retail and restaurant uses that serve industrial uses and adjacent residential areas. Primarily located along Railroad right-of-way, historic industrial core of the City.	1.50
Highway Commercial Corridor	Provided for commercial uses that are more auto-oriented in nature. Available for all commercial development including all retail, restaurant, and office uses. Created in 2008 for Palm Automotive Annexation	Highway Commercial Corridor	Provided for commercial uses that are more auto-oriented in nature. Available for all commercial development including all retail, restaurant, and office uses. Created in 2008 for Palm Automotive Annexation	1.50

The City's adopted future land use designations are identified on Map 1.5 and Table 1.14 and Chart 1.2, 1.2A, 1.2B and 1.2C provides a brief description of each future land use designation and the associated densities and development intensities permitted under each designation.

Map 1.5 - Future Land Use Map - 2018

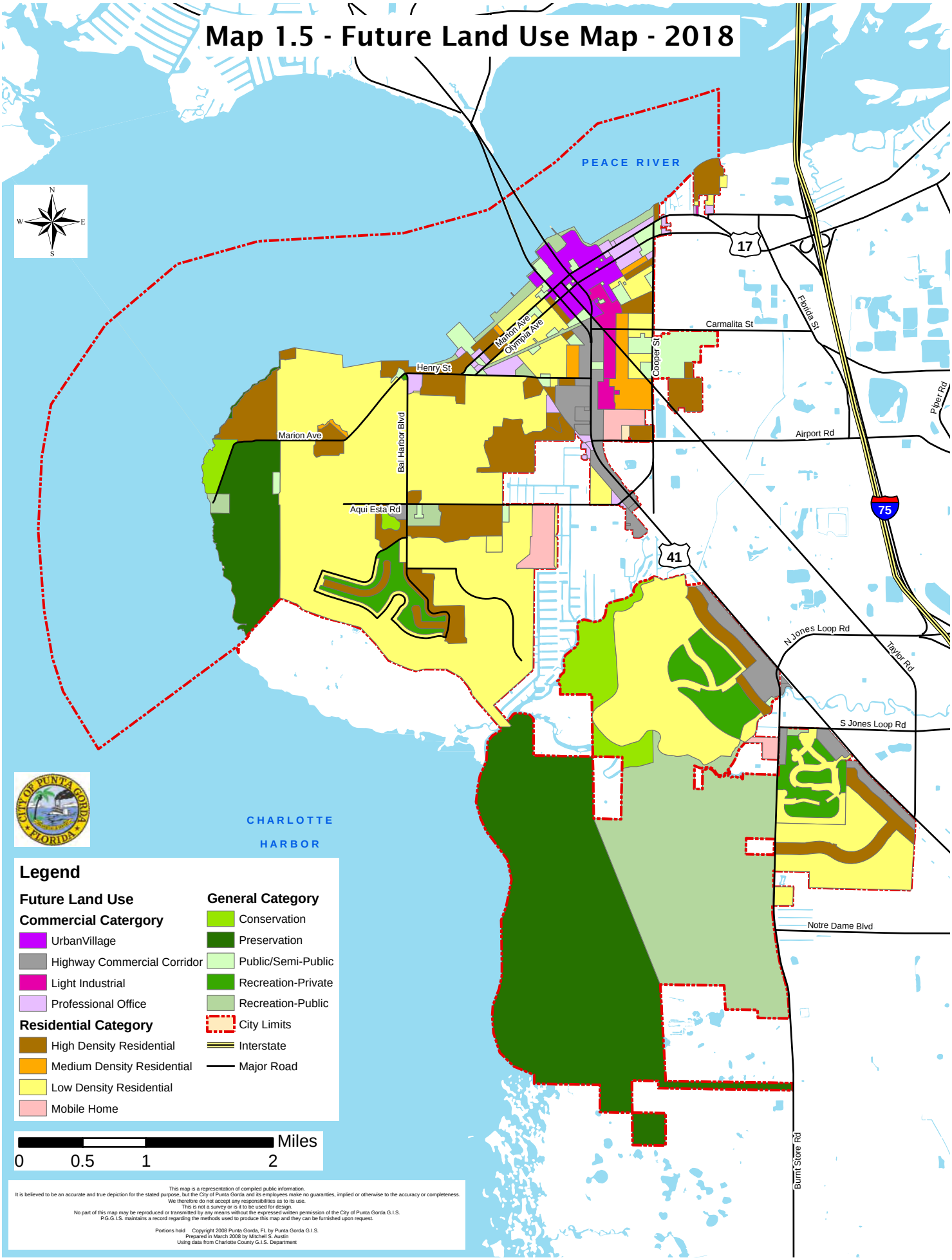

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Table 114 - The City of Punta Gorda's Future Land Uses

Future Land Use Designation	Description		Units/Acres & Floor Area Ratio	Acreage ±	% of total Acreage
Residential Category	High Density Residential	Permits residential structures other than mobile homes	10.0 to 15.0 units/acre	1000.80	9.82%
	Medium Density Residential	Permits residential structures other than mobile homes	5.0 to 10.0 units/acre	110.88	1.09%
	Low Density Residential	Permits residential structures other than mobile homes	1.0 to 5.0 units/ acre	3532.18	34.67%
	Mobile Home (MH)	Permits residential structures & mobile homes. Recreational vehicles permitted	MH 6.0 units/acre densities of R.V.'s 8.0 units/acre.	117.24	1.15
Commercial Category	Urban Village	Intended primarily for retail and service business activities with appropriate zoning.	3.5 units / acre FAR = 5.00	163.95	1.61%
	Highway Commercial Corridor	Intended to accommodate commercial, retail and office uses that are more auto oriented due scale and typology while respecting pedestrian and alternative transportation modes through development design standards.	3.5 units/acre where residential uses will promote affordable housing or compact & contiguous development. FAR = 1.50	349.52	3.43%
	Professional Office*	Office lands are lands primarily intended for office, professional, medical and institutional uses.	3.5 units / acre FAR = 1.50	88.51	0.87%
		Medical Overlay District allows	15 units/acre max FAR = 5.00	23.34	0.23%
	Light Industrial	Intended for activities predominantly connected with manufacturing, assembly, processing, distribution, or storage of material goods.	3.5 Units / Acre FAR = 1.50	73.95	0.73%

Table 1.14 - The City of Punta Gorda's Future Land Uses (Cont.)

Future Land Use Designation	Description		Units/Acres & Floor Area Ratio	Acreage ±	% of total Acreage
General Category	Conservation	Privately owned lands, similar to "Preservation" lands, which are held in private ownership. These lands are generally undeveloped, have considerable environmental significance.	1.0 dwelling unit/ 10 ac or 1.0 unit /lot (parcel) of less than ten acres FAR = .05	280.21	2.75%
	Preservation	Publicly owned lands, generally held as open space for environmental, flood hazard mitigation, educational, recreational, cultural, or archeological purposes with minimal development promoting these purposes.	0 units/acre FAR or = .05	2302.78	22.61%
	Public/Semi Public	Lands owned by the public and used for public purposes such as governmental offices and operational facilities	0 units/acre FAR 1.00	247.46	2.43%
	Recreation – Private	Intended for recreational uses that are not public property and which are primarily intended to serve a surrounding residential community.	0 units/acre FAR = .05	369.51	3.89%
	Recreation-Public*	Intended to serve active and passive recreational needs of the public.	0 units/acre FAR = .05	1499.40	14.72%

Source: Urban Design Department 2007

* Areas identified in the Medical Overlay District in the Comprehensive Plan and the Land Development Regulations will be entitled to more commercial intensity in order to incentivize medical use development.

Chart 1.2 - The City of Punta Gorda's Future Land Uses Categories in Percent of Total Acreage

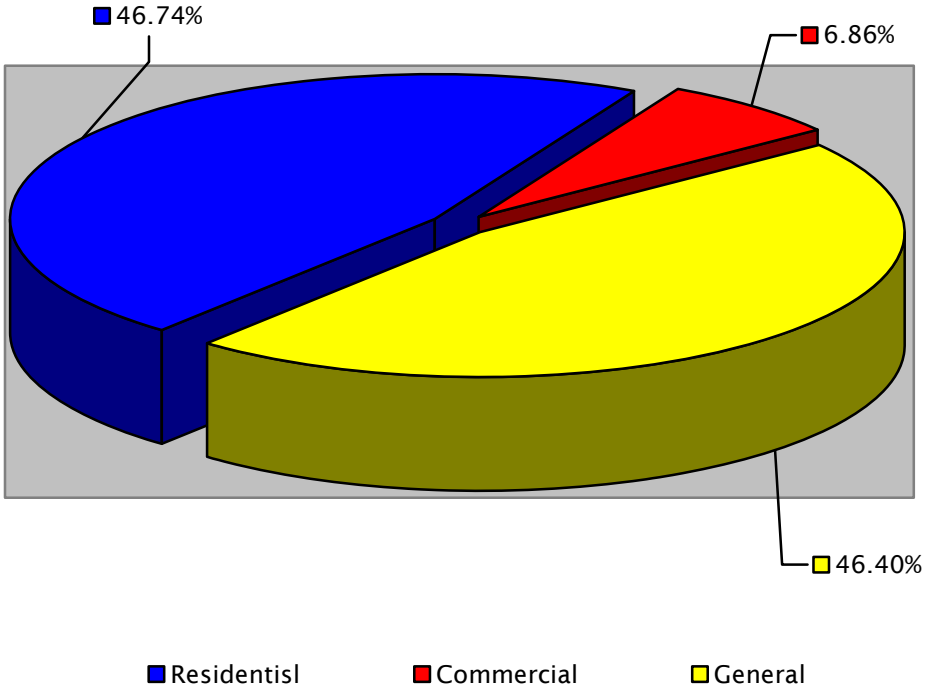


Chart 1.2A - The City of Punta Gorda's Future Land Uses Residential Category in Percent of Total Acreage

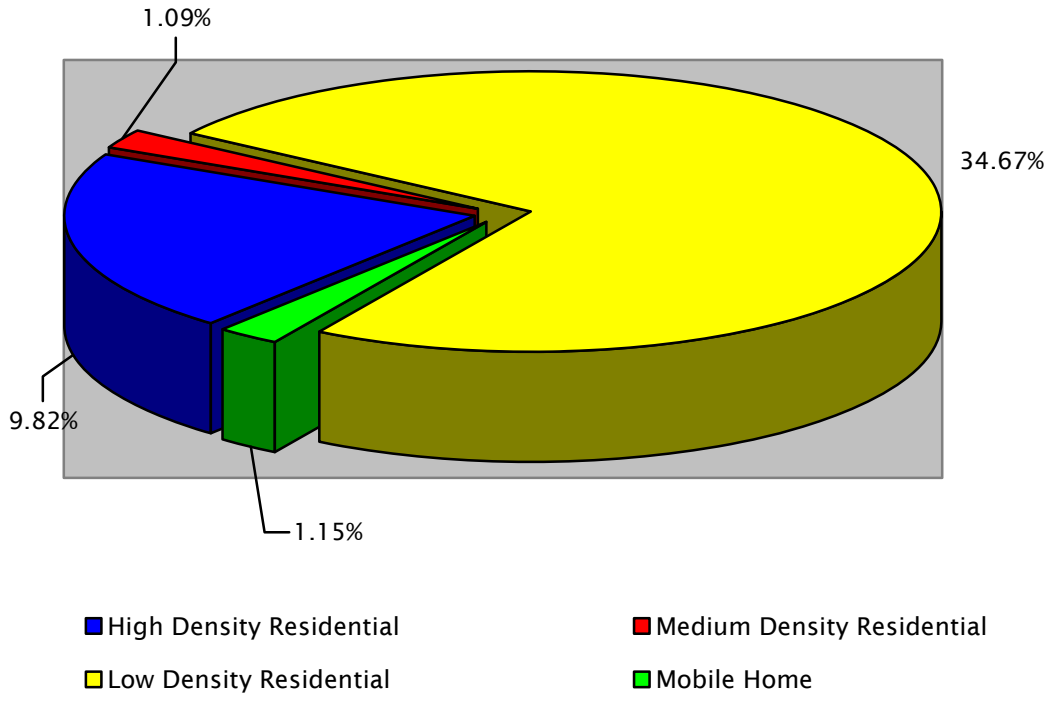


Chart 1.2B - The City of Punta Gorda's Future Land Uses Commercial Category in Percent of Total Acreage

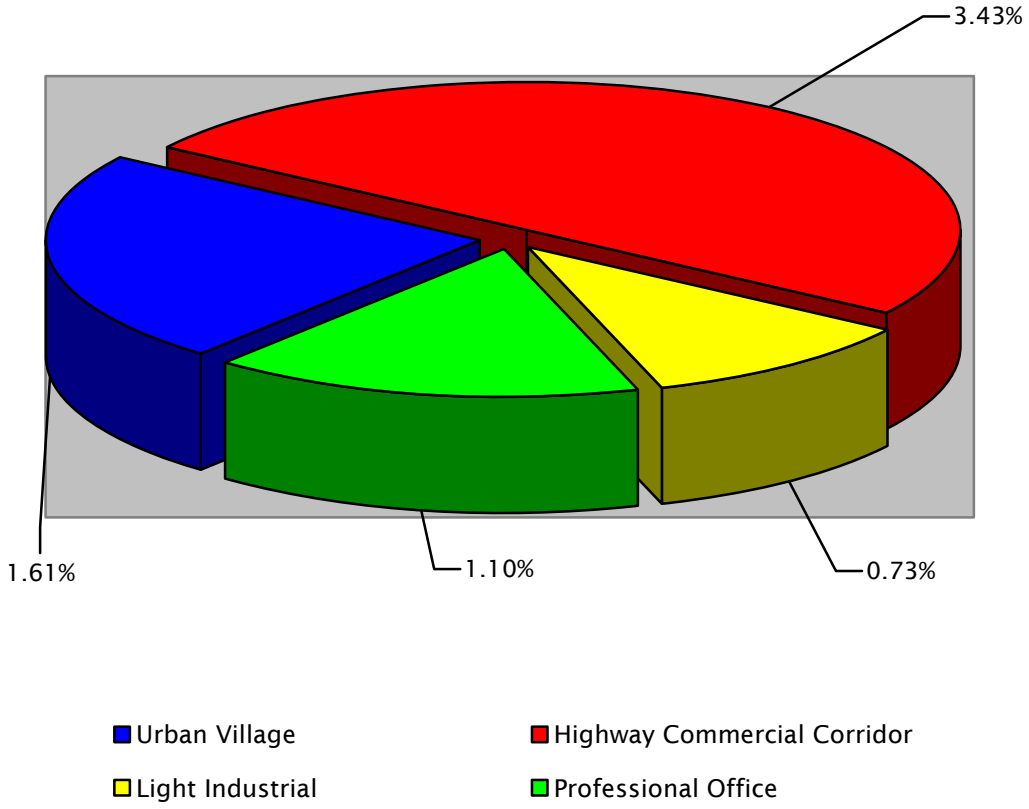
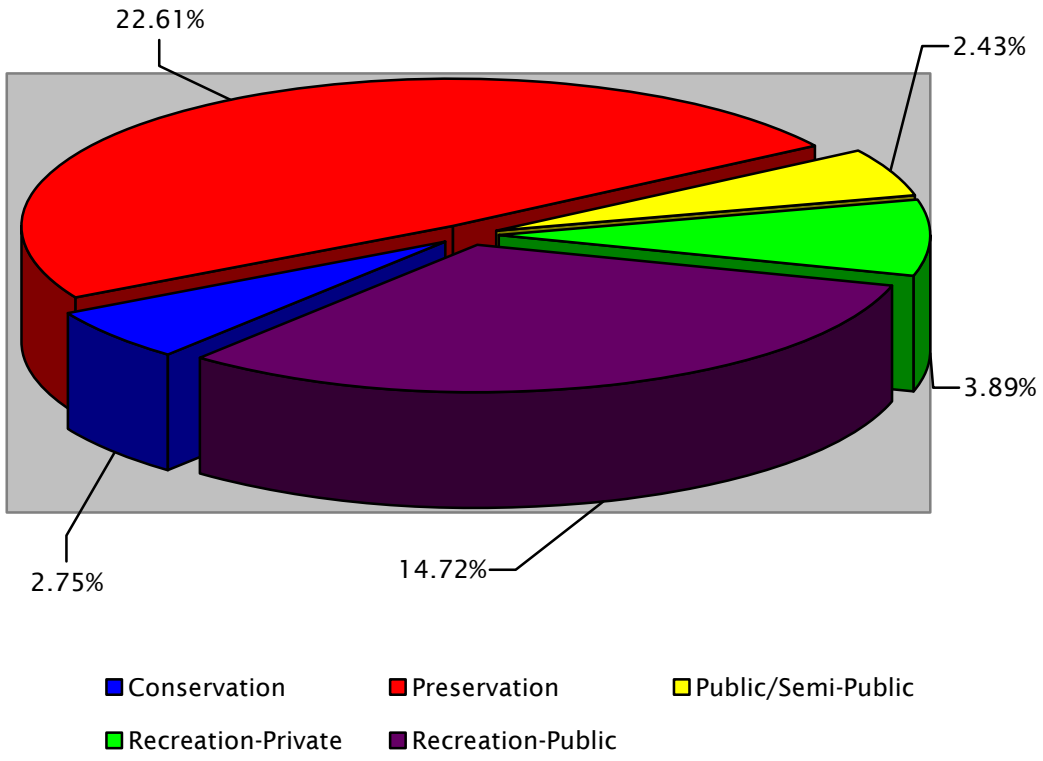


Chart 1.2C - The City of Punta Gorda's Future Land Uses General Category in Percent of Total Acreage



Residential Lands: 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. Allowances for increased density may be made under the PD process where there is a commitment to provide affordable housing, to preserve wetlands or other resources, to provide land for needed public facilities, or to reduce the allowable density in a coastal high hazard area that results in a net reduction in the number of units allowed in such areas within the City. 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 of 1.0 to 5.0 units per acre, though density less than 5.0 units per acre may be required by zoning.
- Medium Density: This classification permits residential structures other than mobile homes at densities of 5.0 to 10.0 units per acre, though densities lower than 10.0 units per acre but greater than or equal to 5.0 units per acre may be required by zoning. If it would reduce potential density in a Coastal High Hazard Area or facilitate assemblage or development of lots with water and sewer as of 1997, development density as low as 3.5 units per acre may be permitted.
- High Density: This classification permits residential structures other than mobile homes at densities of 10.0 to 15.0 units per acre, though densities less than 15.0 units per acre but greater than or equal to 10.0 units per acre may be required by zoning. If it would reduce potential density in a Coastal High Hazard Area or facilitate assemblage or development of lots with water and sewer as of 1997, development density as low as 3.5 units per acre may be permitted.
- 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.

Commercial Lands: There are various degrees of commercial development in the City from traditional downtown, concentrated institutional uses, small scale industrial, and more typical auto oriented uses. In order to allow for the complete range of commercial development typologies the City offers four (4) commercial land use categories. These four categories permit horizontally and vertically mixed-uses through the provisions of both commercial intensity and residential density in an additive manners.

- ***Urban Village*** lands encompass the traditional commercial core of the City. These areas are intended to be developed in a more pedestrian

oriented manner consistent with the existing pattern. Therefore the most intense retail and office space allowances are combined with an encouragement of vertically integrated mixed use development.. Residential uses may be permitted without a PD if densities do not exceed 3.5 units per acre, and they may be permitted at densities exceeding 3.5 units per acre for pre-existing small platted lots, or if they are done through the PD process where the development is at least 50% commercial.

- ***Highway Commercial Corridor:*** The Highway Commercial Corridor land use designation is intended 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. The designation will allow limited residential density in areas where residential uses will promote affordable housing or compact and contiguous development.
- ***Professional Office Lands:*** 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. In these areas, residential uses at densities up to 3.5 units per acre may be permitted, and residential uses may be permitted at densities greater than 3.5 for pre-existing small platted lots, or if developed through a PD where the development is no more than 50% residential.
- ***Light Industrial Lands:*** Industrial lands are intended for activities predominantly connected with manufacturing, assembly, processing, distribution, or storage of material goods. Uses considered to be potentially noxious or hazardous are to be approved only by special exception under the zoning ordinance. Limited residential uses, may be permitted where found to be compatible with primary uses..

General Category: Lands within the following categories are intended to serve a wider public purpose than either residential or commercial lands. The non-residential intensity associated with these lands might require accessory buildings such as storage area and classrooms, and will most likely occur as single story buildings. These categories include all conservation, preservation, recreation and other public lands.

- ***Recreation-Private Lands:*** Recreation-Private lands are intended for recreational uses that are not public property and which are primarily intended to serve a surrounding residential community.
- ***Public Lands:*** 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 Future Land Use Map.

- ***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.
- ***Conservation Lands:*** 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 (TDR).

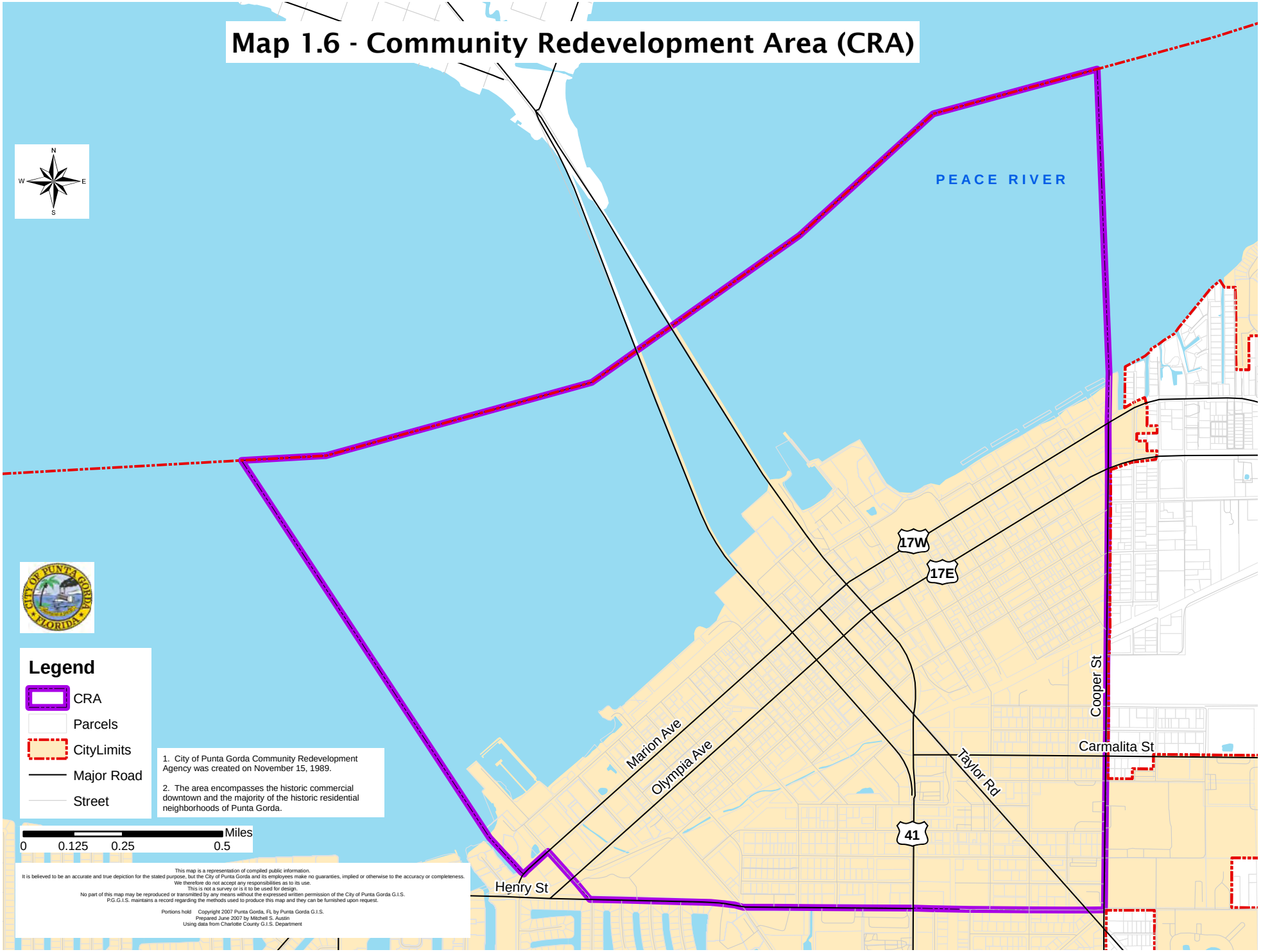
Special District and site designations on the FLUM are identified on Maps 1.6 – 1.9 and are briefly described as follows:

- Downtown Redevelopment Agency (Map 1.6): This area exists for the redevelopment and revitalization of downtown Punta Gorda. The Downtown Redevelopment Area designation, also known as the Community Redevelopment Agency (CRA), 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 (Map 1.7): 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. 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 are structures that 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 (Map 1.8): 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 (Map 1.9): This area exists to promote a lively, economically, viable and publicly accessible waterfront.

Map 1.6 - Community Redevelopment Area (CRA)



1. City of Punta Gorda Community Redevelopment Agency was created on November 15, 1989.

2. The area encompasses the historic commercial downtown and the majority of the historic residential neighborhoods of Punta Gorda.

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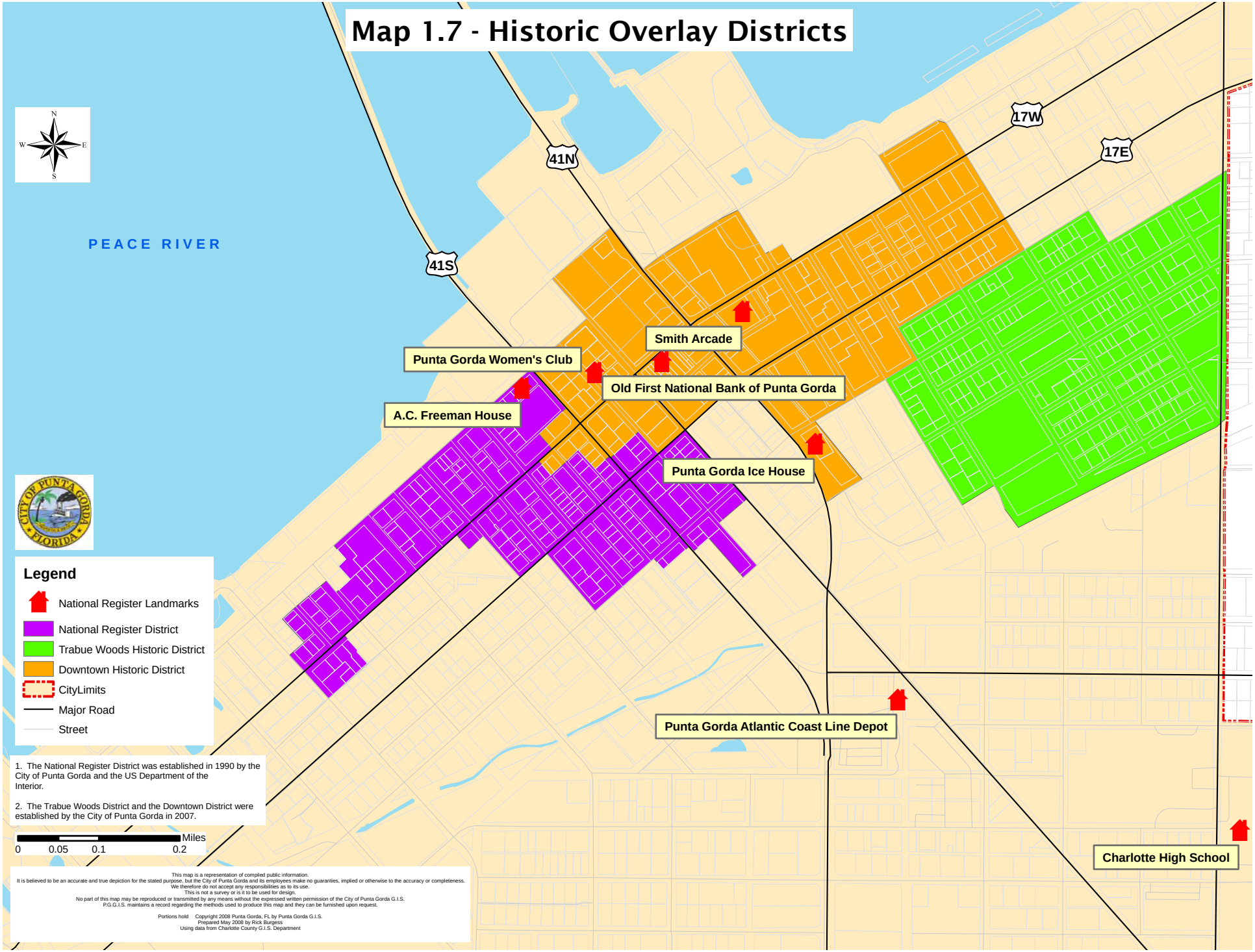
Prepared June 2007 by Mitchell S. Austin
Using data from Charlotte County G.I.S. Department

Map 1.7 - Historic Overlay Districts



1. The National Register District was established in 1990 by the City of Punta Gorda and the US Department of the Interior.

2. The Trabue Woods District and the Downtown District were established by the City of Punta Gorda in 2007.

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Prepared May 2008 by Rick Burgess
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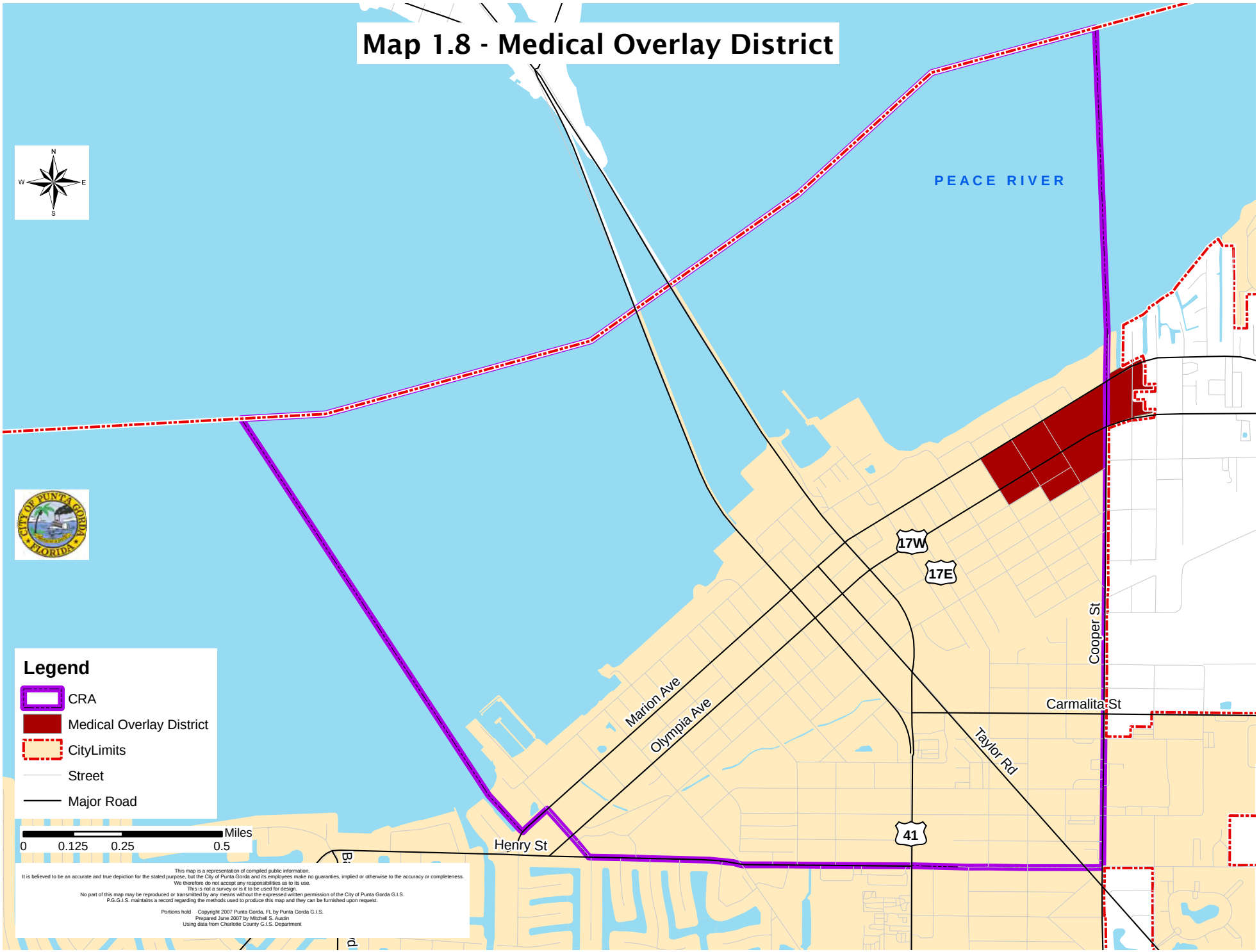
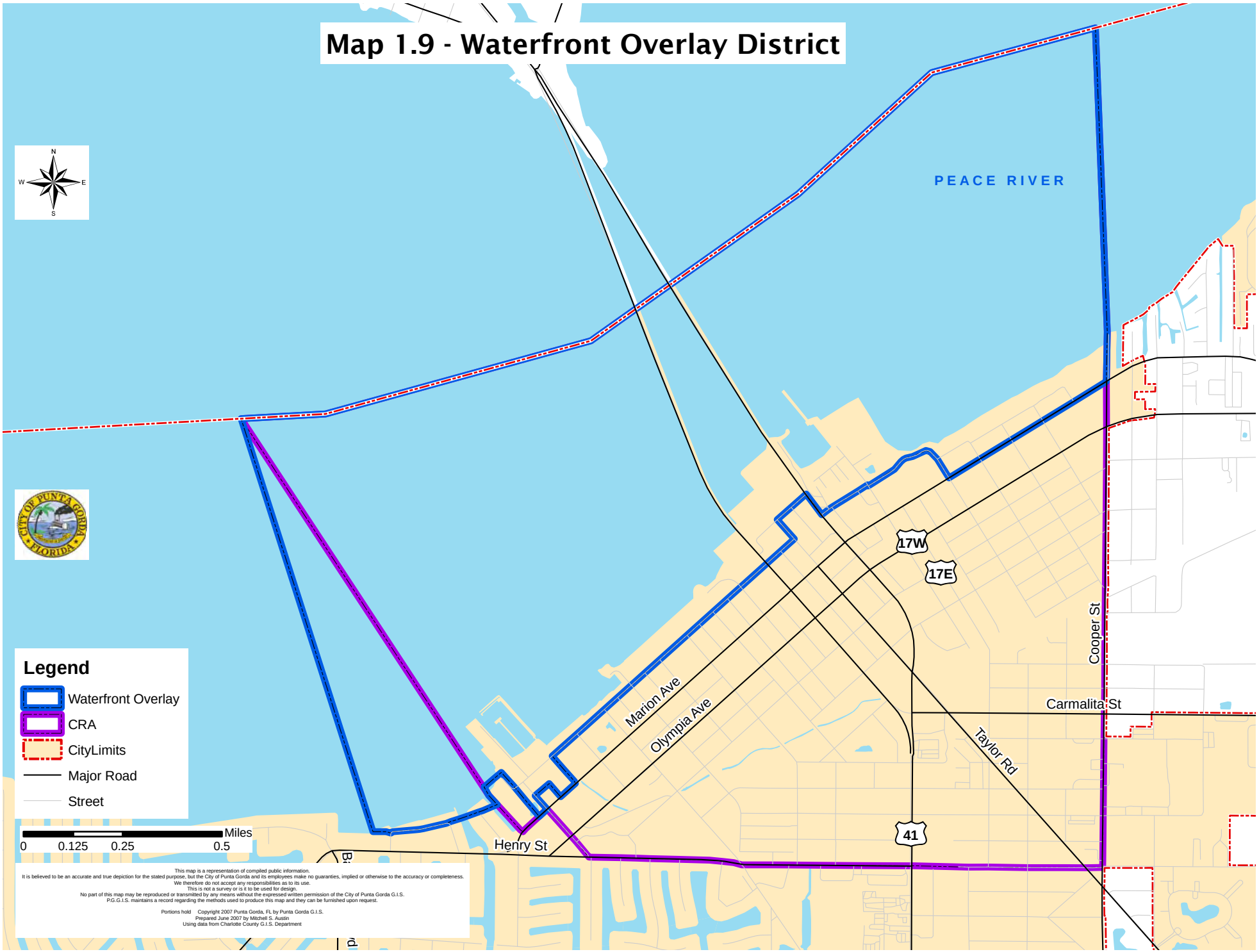
Map 1.8 - Medical Overlay District



Map 1.9 - Waterfront Overlay District



Understanding the City's historic and past development patterns assists the staff in developing strategies that combine the waterfront attribute with sound urban development strategies. Compact and contiguous growth patterns need to be employed to assist the City in growing and developing into a viable economic center. Most of the City's coastal platting occurred prior to any serious consideration of planning. A complete list of the changes that have occurred in the City since the 1997 Comprehensive Plan was implemented is identified in Table 1.15 and illustrated in Map 1.10. The City's Land Development Regulations (LDR's) rewritten in 2005, support growth management strategies promoting compact and contiguous growth centered around the City's greatest natural resource, Charlotte Harbor, and current infrastructure. The local economy is largely built on the direct and indirect economic impacts derived from this resource.

Table 1.15- Changes to Future Land Uses from 1988 to 2007: Residential Density and Commercial Intensity

		Residential Density			Commercial Intensity		Residential Density			Commercial Intensity
Annexation / Ordinance	**1997 Land Use Category**	**Acres**	**Max Units Per Acre Allowed**	**Total Units Allowed**	**Types**	**2007 Land Use Category**	**Max Units Per Acre Allowed**	**Max Units Per Acre Allowed**	**Total Change in Number of Units Allowed**	**Types**
AX-01-98 / 1234-99	County: High Density Residential	41.20	0.0	0.00	Limited to potentially compatible uses	High Density Residential	15.0	617.94	617.94	Limited to potentially compatible uses
AX-02-98 / 1242-99	County: Commercial Corridor	1.65	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Commercial	0.0	0.00	0.00	All Office and Retail type uses
N/A / 1245.99	Commercial	9.08	0.0	0.00	All Office and Retail type uses	High Density Residential	15.0	136.13	136.13	Limited to potentially compatible uses
AX-03-98 / 1258-99	County: Low Density Residential	14.67	0.0	0.00	Limited to potentially compatible uses	Low Density Residential	5.0	73.34	73.34	Limited to potentially compatible uses
N/A / 1266-00	High Density Residential	1.80	15.0	26.97	Limited to potentially compatible uses	Professional Office	0.0	0.00	-26.97	Limited to Office and Institutional uses
AX-01-00 / 1282-00	County: Commercial Corridor	2.26	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Commercial	0.0	0.00	0.00	All Office and Retail type uses

Table 1.15 - Changes to Future Land Uses from 1988 to 2007: Residential Density and Commercial Intensity – Cont.

		Residential Density			Commercial Intensity		Residential Density			Commercial Intensity
Annexation / Ordinance	**1997 Land Use Category**	**Acres**	**Max Units Per Acre Allowed**	**Total Units Allowed**	**Types**	**2007 Land Use Category**	**Max Units Per Acre Allowed**	**Max Units Per Acre Allowed**	**Total Change in Number of Units Allowed**	**Types**
AX-01-01 / 1232-02	County: Commercial Corridor	3.48	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Commercial	0.0	0.00	0.00	All Office and Retail type uses
N/A / 1333-02	Medium Density Residential	0.88	10.0	8.85	Limited to potentially compatible uses	Commercial	10.0	8.85	0.00	All Office and Retail type uses
AX-01-02 / 1337-02	County: Commercial Corridor	5.10	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Public/Semi-Public	0.0	0.00	0.00	Limited to those uses in the public interest
AX-01-03 / 1353-03	County: High Density Residential	3.29	0.0	0.00	Limited to potentially compatible uses	High Density Residential	15.0	49.42	49.42	Limited to potentially compatible uses
AX-02-03 / 1356-03	County: Commercial Corridor	2.18	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Professional Office	0.0	0.00	0.00	Limited to Office and Institutional uses

Table 1.15 - Changes to Future Land Uses from 1988 to 2007: Residential Density and Commercial Intensity – Cont.

		Residential Density			Commercial Intensity		Residential Density			Commercial Intensity
Annexation / Ordinance	**1997 Land Use Category**	**Acres**	**Max Units Per Acre Allowed**	**Total Units Allowed**	**Types**	**2007 Land Use Category**	**Max Units Per Acre Allowed**	**Max Units Per Acre Allowed**	**Total Change in Number of Units Allowed**	**Types**
AX-03-03 / 1365-03	County: Commercial Corridor & Low Density Residential	12.36	0.0	0.00	and Limited to potentially compatible uses	Commercial	0.0	0.00	0.00	All Office and Retail type uses
AX-01-04 / 1376-04	County: Low Density Residential	10.15	0.0	0.00	Limited to potentially compatible uses	Low Density Residential	5.0	50.76	50.76	Limited to potentially compatible uses
AX-02-04 / 1397-04	County: Low Density Residential	0.33	0.0	0.00	Limited to potentially compatible uses	Commercial	0.0	0.00	0.00	All Office and Retail type uses
AX-01-06 / 1434-06	County: Commercial Corridor	1.77	0.0	0.00	All Office and Retail type uses with a Floor to Area Ratio not to exceed 0.60	Professional Office	0.0	0.00	0.00	Limited to Office and Institutional uses
AX-01-06 / 1496-07	County: Low Density Residential	14.59	0.0	0.00	Limited to potentially compatible uses	High Density Residential	15.0	218.82	218.82	Limited to potentially compatible uses
N/A	Mobile Home	4.74	8.0	37.93	Limited to services associated with RV Parks	Commercial	0.0	0.00	-37.93	

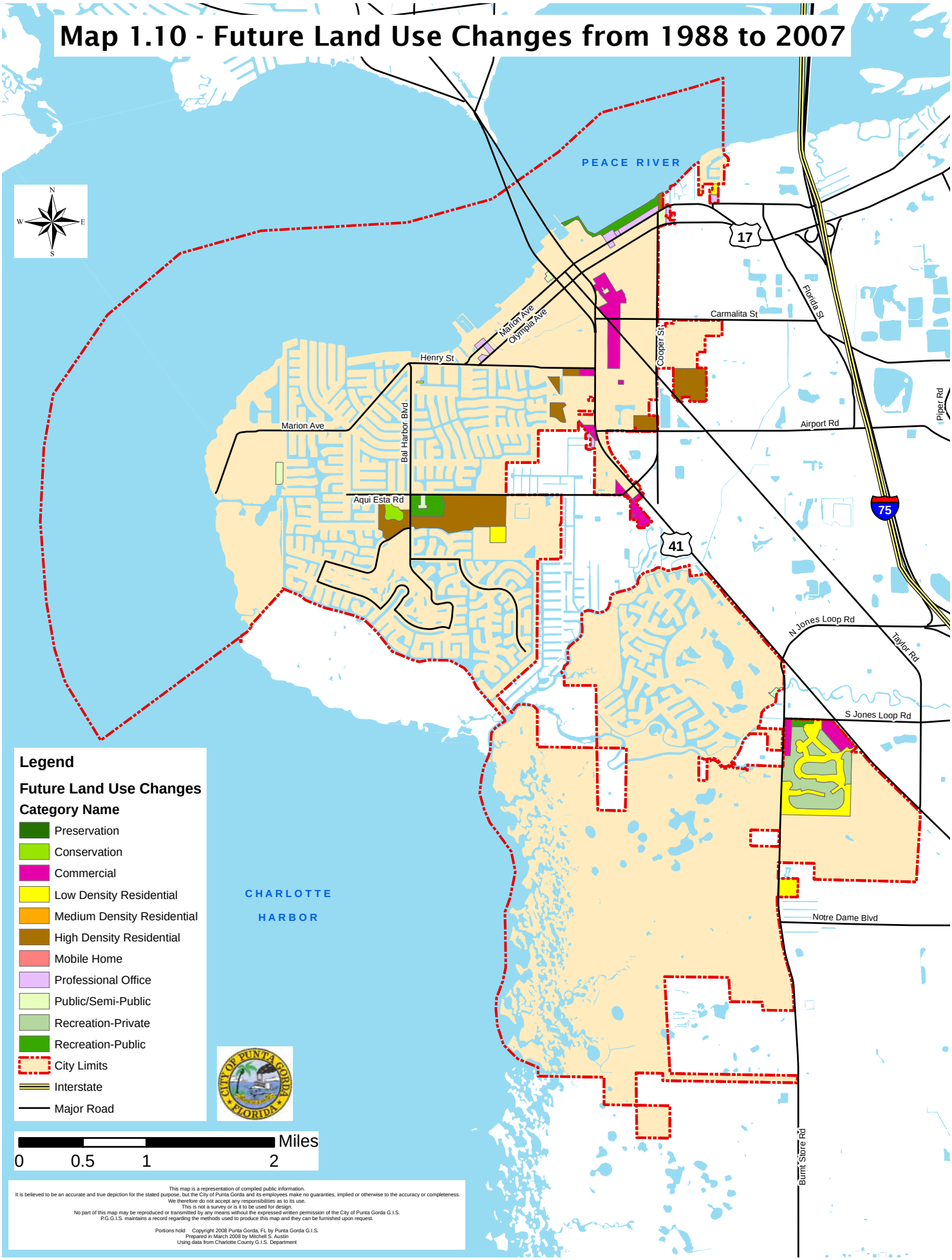
Table 1.15 - Changes to Future Land Uses from 1988 to 2007: Residential Density and Commercial Intensity – Cont.

		Residential Density			Commercial Intensity		Residential Density			Commercial Intensity
Annexation / Ordinance	1997 Land Use Category	Acres	Max Units Per Acre Allowed	Total Units Allowed	Types	2007 Land Use Category	Max Units Per Acre Allowed	Max Units Per Acre Allowed	Total Change in Number of Units Allowed	Types
N/A	Low Density Residential	9.66	5.0	48.31	Limited to potentially compatible uses	Recreation-Private	5.0	48.31	0.00	Limited to those commercial interests in service of recreational uses
N/A	Low Density Residential	8.59	5.0	42.96	Limited to potentially compatible uses	Recreation-Private	5.0	42.96	0.00	Limited to those commercial interests in service of recreational uses
N/A	Low Density Residential	4.59	5.0	22.94	Limited to potentially compatible uses	Commercial	5.0	22.94	0.00	All Office and Retail type uses
N/A	Commercial	2.33	0.0	0.00	All Office and Retail type uses	Public/Semi-Public	0.0	0.00	0.00	Limited to those uses in the public interest
N/A	Mobile Home	4.88	8.0	39.06	Limited to services associated with RV Parks	High Density Residential	15.0	73.23	34.18	Limited to potentially compatible uses

Table 1.15 - Changes to Future Land Uses from 1988 to 2007: Residential Density and Commercial Intensity – Cont.

		Residential Density			Commercial Intensity		Residential Density			Commercial Intensity
Annexation / Ordinance	**1997 Land Use Category**	**Acres**	**Max Units Per Acre Allowed**	**Total Units Allowed**	**Types**	**2007 Land Use Category**	**Max Units Per Acre Allowed**	**Max Units Per Acre Allowed**	**Total Change in Number of Units Allowed**	**Types**
N/A	Preservation	6.25	0.0	0.00	Limited to those uses in support of recreational and preservation purposes	Public/Semi-Public	0.0	0.00	0.00	Limited to those uses in the public interest
N/A	High Density Residential	9.94	15.0	149.14	Limited to potentially compatible uses	Conservation	0.1	0.99	-148.14	None
N/A	Low Density Residential	5.49	5.0	27.47	Limited to potentially compatible uses	Recreation-Private	5.0	27.47	0.00	Limited to those commercial interests in service of recreational uses
N/A	Low Density Residential	16.56	5.0	82.81	Limited to potentially compatible uses	Recreation-Private	0.0	0.00	-82.81	Limited to those commercial interests in service of recreational uses
Totals		**197.85**		**486.44**				**1,371.18**	**884.74**	

Map 1.10 - Future Land Use Changes from 1988 to 2007



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Prepared in March 2008 by Mitchell S. Austin
Using data from Charlotte County G.I.S. Department

Land Use Challenges

The land uses adjacent to the harbor are a mixture of single and multi-family developments, commercial restaurants, marinas, public land, preservation, and recreation and all are vulnerable to hurricane and storm damage. While Legislation encourages mixed-use, high density development in urban infill and redevelopment areas, this type of growth is criticized for density issues within the coastal high hazard area. However, it makes sense regarding delivery of services to the City's urban core for these mixed use developments accommodate a variety of uses with higher densities, and promote pedestrian friendly sustainable communities. In no development occurred, the City's coastal area would remain undeveloped and would serve as a buffer to minimize the effects of a natural disaster. However because much of the area is already developed, and the City does not have adequate funding to acquire those areas most vulnerable to a disaster, the City works with the residents, the businesses and developers to promote mixed-use, high density urban infill and redevelopment projects in configurations intended to be more resilient to natural disasters.

The City will utilize land use strategies in reviewing future developments which promote water dependent recreation, commercial and residential development, keeping in mind that Charlotte Harbor is the key economic and cultural resource which defines the quality of life found here. Some of the strategies to be used include:

Conservation Lands

In reviewing the land uses within the City, it is important to remember that the City has three thousand five hundred and eighty-five (3,585) acres of land within a future land use designation of Conservation, areas having considerable environmental significance. The City continues to acquire land along the waterfront to assist in the reduction of structure damage. This process will continue where possible and when funding is available. The fact that the City has 47.24% of land in conservation is a huge asset which will remain in conservation to assist in the protection of the adjacent development.

Compatible Zoning

The downtown business area consisting of restaurants and retail shops reduce the potential for incompatible uses being intermingled in other areas of the City. However, this will not preclude the zoning of commercial operations on a neighborhood scale. Areas where a Neighborhood Commercial zoning designation will reduce the number of trips onto the major corridors or improve the connectivity within neighborhoods will be considered for approvals.

Future Development Plans

In an effort to boost the downtown Community Redevelopment Area and the existing local businesses, the City of Punta Gorda is reviewing the possibility of

mooring fields. Careful planning and coordination efforts between numerous stakeholders must be developed as the venture moves forward. Intergovernmental coordination efforts and partnerships will be developed as part of the initial planning phase.

Policy Plans

Policies need to be developed which do not limit the development within the coastal planning area but which seek to control the location and structural integrity of the development. Even with the adoption of policies which affect the density of future development, the previous platting and sale of massive residential subdivisions in the coastal area will continue to affect planning. The hurricane recovery efforts underway in the City, after Hurricane Charley in 2004, are providing opportunities which never would have occurred in the center of the City. Improved development standards are being utilized and plans to develop the City in a more cohesive manner are emerging. Future development within coastal high hazardous areas (CHHA) should be built to withstand damaging forces of hurricanes and other major storms. As evacuation times are reviewed and evaluated by the Regional Planning Council, new policies will be developed for the City regarding appropriate densities and intensities within the CHHA.

Future Land Use Designations

The creation of mixed-use land designations is necessary if the vision developed since Hurricane Charley is to emerge. Developments will need to resolve hurricane evacuation times, evacuation routes and sheltering issues. These challenges are an expensive proposition for which Federal, State and local funds are diminishing. Reviewing and evaluating the City's Future Land Use designations with the existing land uses and the current zoning will provide insight to the changes the City may choose as it continues to develop. Future development within the City business area is also critical to the long term economic viability of the City.

Natural Resources

Although the City of Punta Gorda's natural resources are more fully discussed in the *Conservation and Coastal Management Element* and the *Recreation and Open Space Element*; it is important to detail a few of these attributes in the context of Existing and Future Land Uses. The City of Punta Gorda is bounded to the north and west by Charlotte Harbor one of the most pristine estuarine ecosystems in the State of Florida. The local economy is largely built on the direct and indirect economic impacts derived from this resource. From water dependent recreation to just enjoying the view, the citizens and visitors of Punta Gorda rely on Charlotte Harbor as a key economic and cultural resource that helps to define the quality of life found here.

The continued protection of Charlotte Harbor the key to continued economic viability for the City of Punta Gorda. Protection of the estuary resource depends

on various landward components including the protection and restoration of wetland, minimization of urban water runoff, and recreational uses that maximize citizen and visitor appreciation of the natural environment while minimizing adverse impacts.

Neither soils, topography, natural resources, nor historic resources present a significant barrier to the development of vacant land within the City. Soils are more particularly described in the *Conservation and Coastal Management Element*, but generally speaking the environment is heavily man-altered containing significant amounts of fill in canal areas. These soils, identified on Map 1.11 are generally suitable for development but sometimes require substantial additional fill for flood elevation. Topography, identified on Map 1.12, is very flat so slopes present no challenge to development.

Environmentally Sensitive Lands and Wetlands

Through various State and local government land acquisition programs 43.15% of land within the City of Punta Gorda is held for preservation purposes. These lands include substantial Mangrove stands, salt marshes and other wetland areas that form a critical buffer zone between the urbanized area of the City and Charlotte Harbor. This buffer zone serves as both a filter from urban run-off and as a hazard protection barrier protecting the urbanized area from the worst impacts of tropical cyclonic events.

In addition to publically held lands, 339.33 acres of the land containing wetland and other environmentally sensitive resources is held by private owners. These lands are protected through Federal and State environmental protection regulations and by the local regulatory requirements of the Comprehensive Plan and the Land Development Regulations. Due to the various regulations these lands provide the same type of buffer protections as the governmentally owned resources. Map 1.13 delineates both publically held preservation lands and privately held conservation areas, in relation to the existing urbanized area and open water bodies.

Well fields and Well field Protection Areas

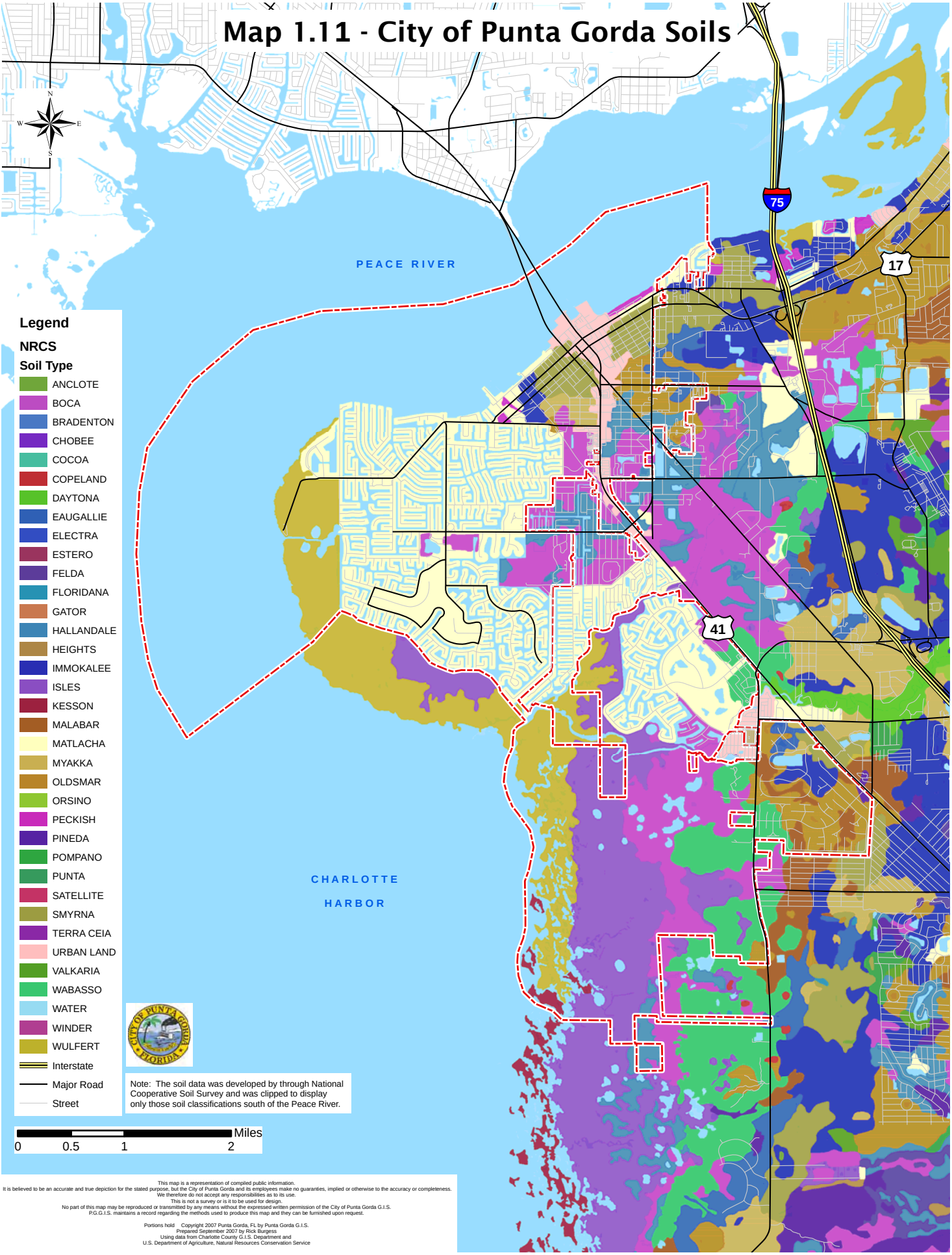
The City of Punta Gorda receives its municipal potable water supply from the surface waters of the Shell and Prairie Creek. All development within the City is required to connect to this municipal supply. As there are no potable water wells within the corporate limits, the City maintains no well field protection areas. Additionally, there are no identified Groundwater Recharge areas within City. Due the importance of the Shell and Prairie Creek watershed to the water supply for Punta Gorda portions of this watershed are protected by the Charlotte County Special Surface Water Protection Overlay District which is illustrated on Map 1.14.

Dredge Spoil Sites

The City of Punta Gorda contains over 50 linear miles of tidal canals. These canals require maintenance dredging for continued proper functioning. These dredging activities are conducted under the supervision of the City of Punta Gorda

Public Works, Canal Maintenance Division. Dredge spoils can cause stress to natural estuarine systems if not properly stored and disposed. In order to minimize adverse environmental impacts and comply with state and federal regulations the City of Punta Gorda owns and operates a dredge spoil site to facilitate the maintenance activities as identified on Map 1.15.

Map 1.11 - City of Punta Gorda Soils



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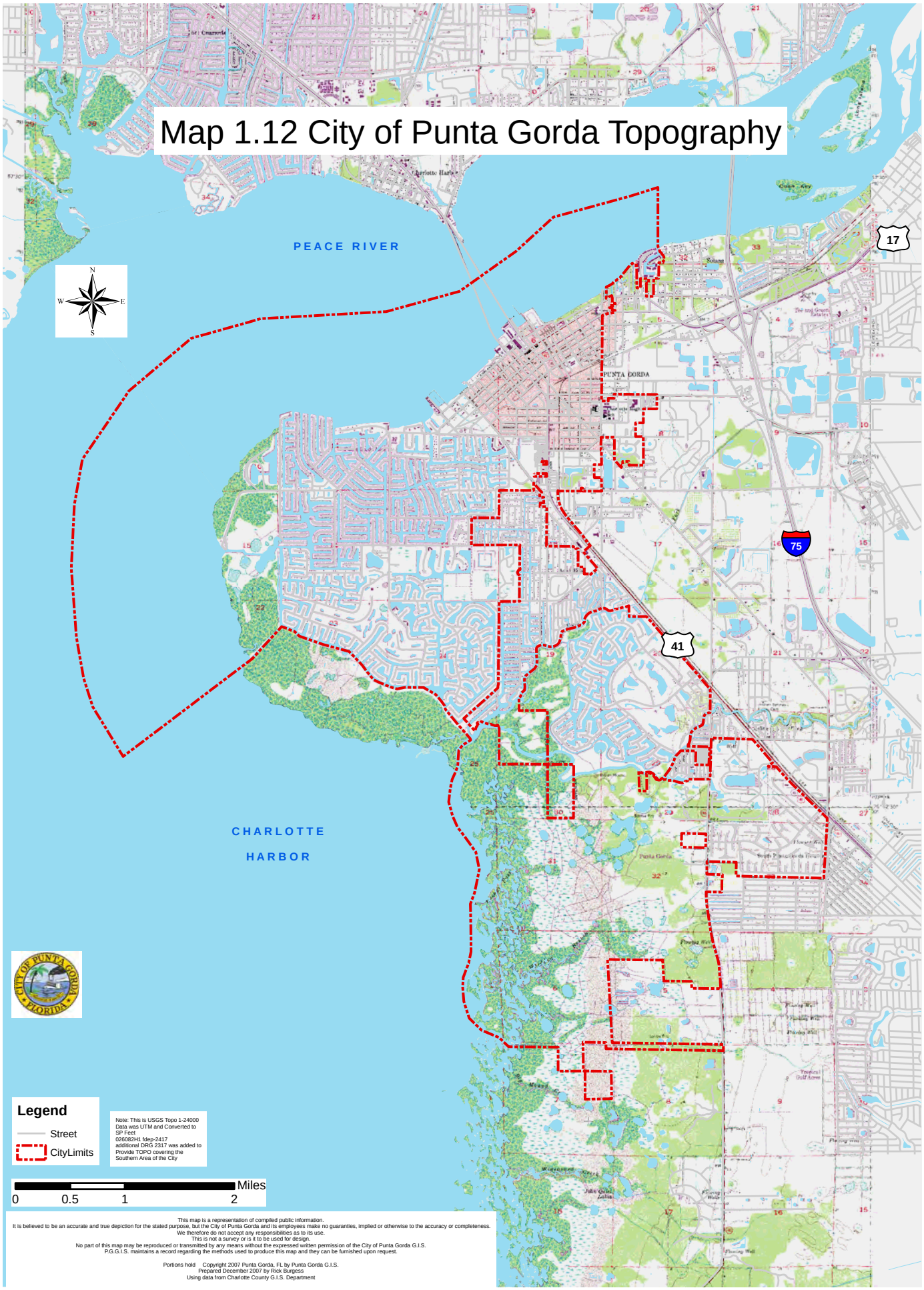
Using data from Charlotte County G.I.S. Department and
U.S. Department of Agriculture, Natural Resources Conservation Service

Map 1.12 City of Punta Gorda Topography



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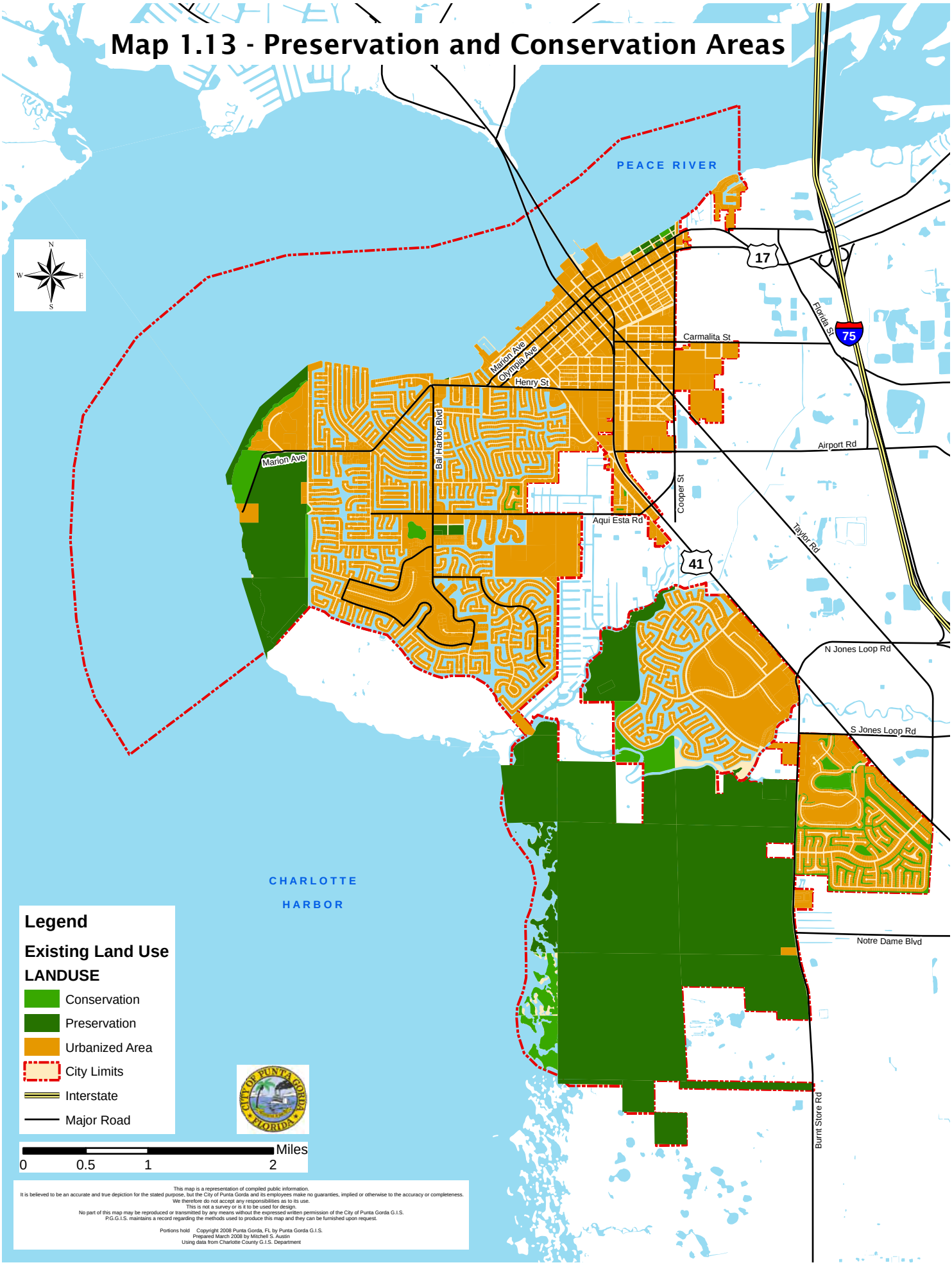
Map 1.13 - Preservation and Conservation Areas



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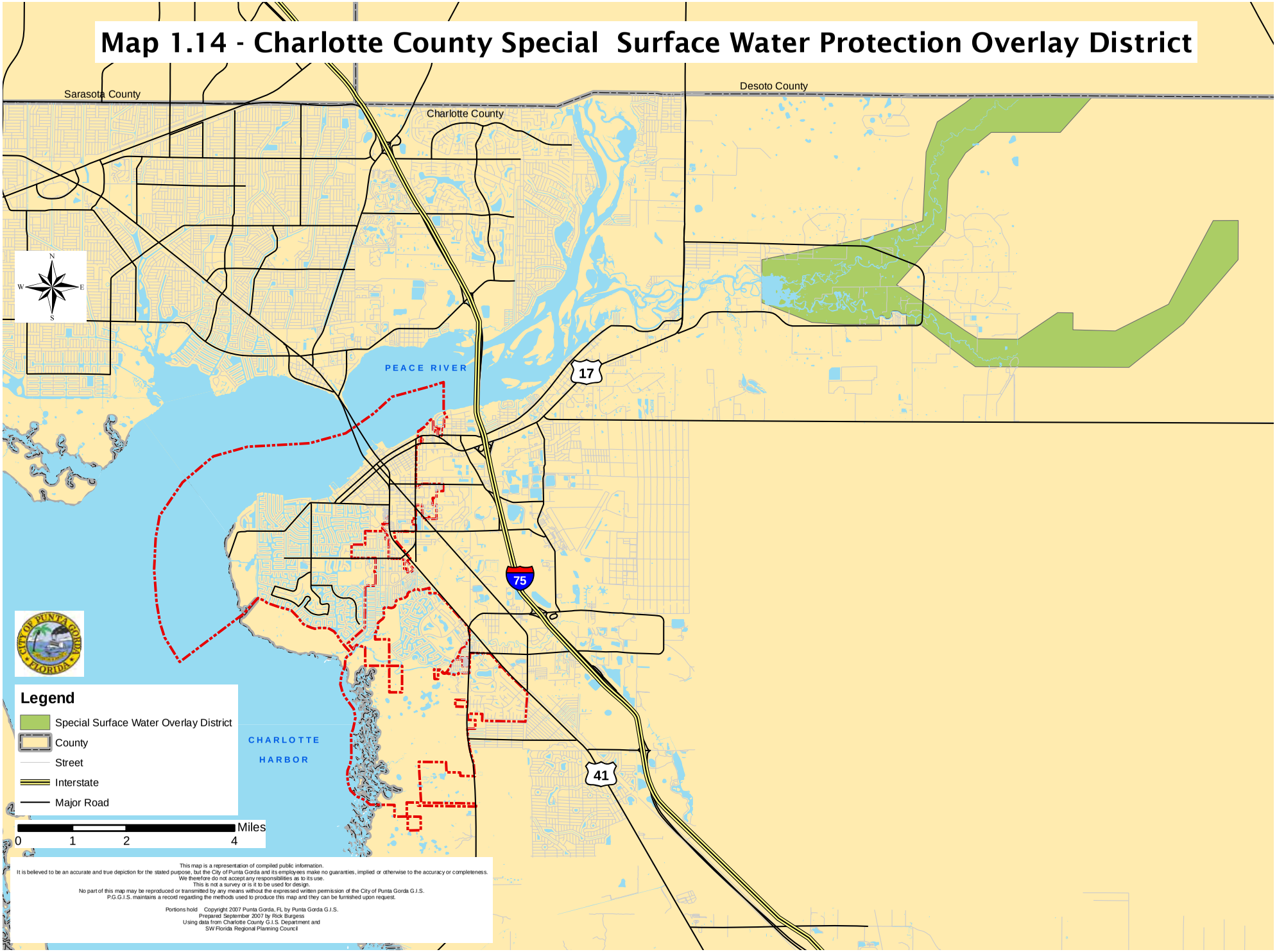
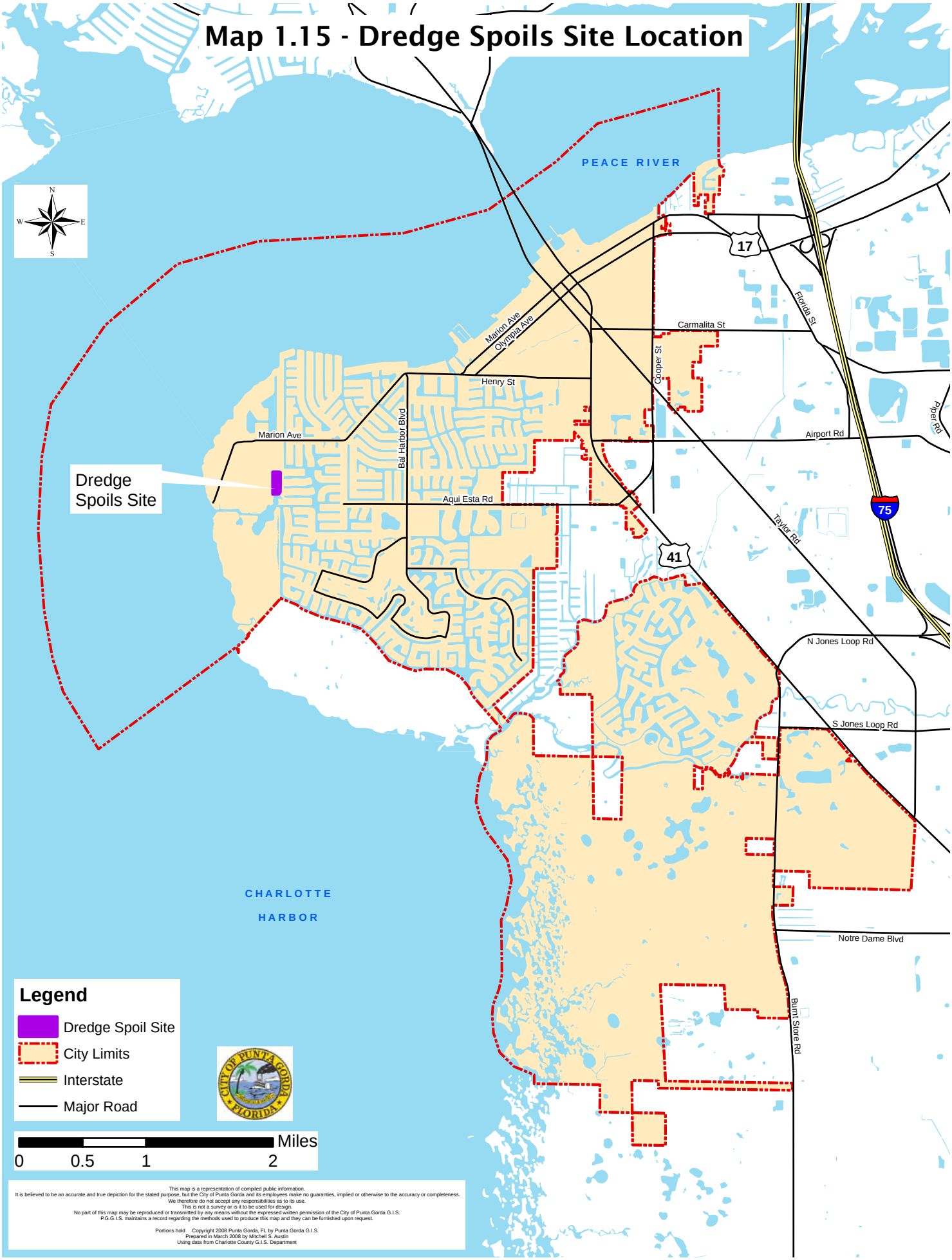
Map 1.14 - Charlotte County Special Surface Water Protection Overlay District



Map 1.15 - Dredge Spoils Site Location



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Using data from Charlotte County G.I.S. Department

Toxic and Hazardous Waste

Toxic and hazardous waste could pose a special problem to Punta Gorda. With its location on Charlotte Harbor and the Peace River and its dependence upon a single surface water supply for its potable drinking water, the City cannot just depend upon state and federal laws to make its local land use decisions.

In a study prepared by Jim Schwab for the American Planning Association, Report 444, it was cited that the polificeration of state and federal laws and regulations on toxic and hazardous waste deal largely with the proper transportation, storage, and disposal of materials and do not necessarily deal with the impacts on neighboring land uses. The study notes that, "It is entirely possible for a community to decide that some substances are simply inappropriate in certain districts, in which case prohibiting their storage or use would be a sensible response. In other cases, a community could decide to limit the quantities allowed on site or to require setbacks from the property line as a protective measure." The development of regulations to address some or all of these topics have a long standing precedent in performance standards for flammable and explosive substances.

V. ANALYSIS OF DEVELOPMENT AND REDEVELOPMENT IN FLOOD PRONE AREAS AND COASTAL HIGH HAZARD AREAS (CHHA)

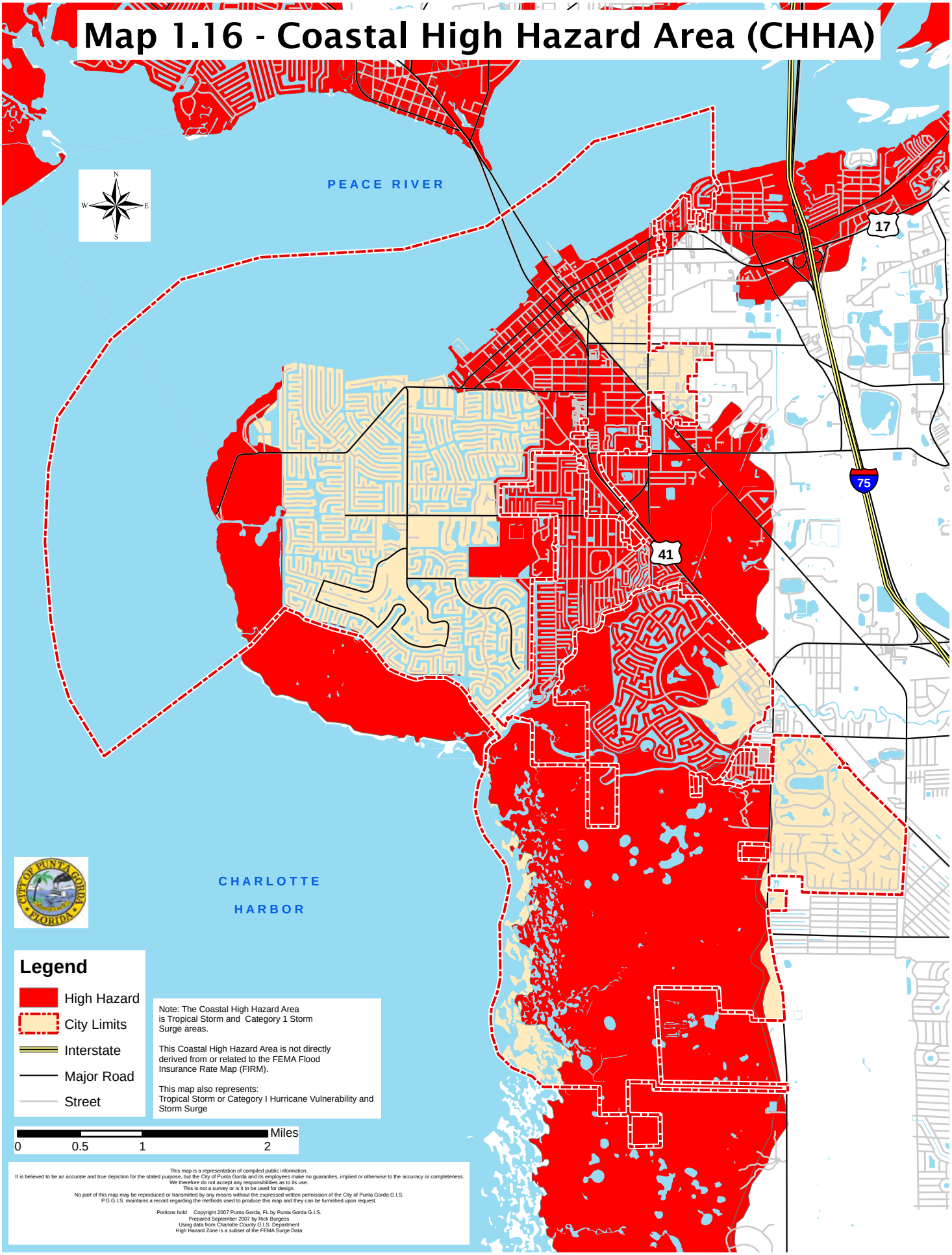
Coastal Planning Area and Coastal High Hazard Area (CHHA)

The City of Punta Gorda is located within a low lying area and subject to a variety of tidal and natural occurring storm events. Coastal planning strategies are reviewed/employed to minimize future development impacts. Coastal Planning Areas, required under Chapter 9J-5 FAC, must encompass hurricane vulnerability zones, estuarine and coastal waters, including adjacent shorelines; beaches; wetlands; living marine resources; water dependent and water related facilities and lands whose development would impact the quality of these waters. As land development activities within the basins drain into the Charlotte Harbor Estuary and can potentially impact the environmental quality of coastal and estuarine waters, the designated Coastal Planning Area should include all lands within such basins. The Coastal Planning Area includes all of the City land.

The Coastal High Hazard Area (CHHA), illustrated on Map 1.16, occurs within the Coastal Planning Area and encompasses those areas which would require evacuation in the event of a Category I Hurricane, as designated by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model, and as established in the regional hurricane evacuation study applicable to local government as defined by State Statute 163.3178(2)(h), 9J-5.003(17). This definition of CHHA was changed during the 2006 Legislative Session and covers a larger area than the previous definition which centered on storm surge, waves, erosions and velocity zones designated by the FEMA's Flood Insurance Rate Maps (FIRM). These areas have high vulnerability to hurricane and storm damage.

The City utilizes the Southwest Florida Regional Planning Council's Hurricane Evacuation Study to assist in the development and hurricane planning. The 2001 Hurricane Evacuation Study utilizes the SLOSH model. SLOSH is a computerized model run by the National Weather Service to estimate storm surge heights resulting from historical, hypothetical, or predicted hurricanes. The model creates its estimates by assessing the pressure, size, forward speed, track, and wind data from a storm.

Map 1.16 - Coastal High Hazard Area (CHHA)



The City adopted the FEMA's FIRM for use in floodplain regulations. The City's policy has not regulated land uses specifically by hazard area, but by the underlying zoning districts whose regulations address indirect hazard mitigation measures. Policies addressing the prioritizing of development within the CHHA are necessary to allow for water dependent and water related uses as well as appropriate density within the CHHA.

For those land uses in the different hazard areas, local governments may adopt special requirements governing construction which reasonably protect against hazards in each area. The City of Punta Gorda regulates development in floodplains through Article 14 Flood Hazard Areas of the City's Land Development Regulations.

The City's Stormwater Management and Control of Erosion, Sedimentation and Runoff regulations also address measures which protect against storm hazards through design standards for stormwater management systems described in the City's Land Development Regulations. Current regulations, which limit coastal development, exist within areas most concerned with environmental impacts. It is important to keep in mind the Future Land Use designations within the CHHA are:

- Commercial (Downtown Retail and Business area)
- High, Medium and Low Density Residential Areas
- Recreation
- Preservation

With the vast majority of Commercial areas within the CHHA, careful planning and innovative urban development strategies must be employed to encourage growth of the business and downtown area if economic viability is to continue. Limiting development within the economic engine of the City could result in a downward spiral for businesses reinstalling the blight conditions that the CRA has worked do hard to eliminate.

The redevelopment of the City's Public Works Campus and the City Market Place Property, both damaged or destroyed by Hurricane Charley, hotels and mixed use facilities are being proposed in the downtown and CRA area. Issues such as possible density increases, development of a mixed use land use designation, hurricane evacuation, and sheltering availability are coastal planning issues that the City will be reviewing as the City moves into the next planning decade. The City plans to follow the Department of Community Affairs (DCA) Coastal High Hazard Mitigation Report and demonstrate the following for density increases to occur:

- clearance times are acceptable; shelter space is provided; and higher building code standards,
- Infrastructure exists within and redevelopment of the urban core; and

- environmental protection occurs

The DCA's Coastal High Hazard Study Committee recognizes the need for development to occur within urban areas which lie within the CHHA. This need is especially true as the City continues to recover from the 2004 hurricane season and the City will continue to work with the DCA to move forward in their development and redevelopment efforts within the CHHA.

Special Flood Hazard Areas (SFHA)

Flooding, typical in the City of Punta Gorda, occurs when an expanse of water overflows and submerges a land area. This land area covered by floodwaters is referred to as the Special Flood Hazard Area (SFHA) also known as the 100 year floodplain. This area is used by most Federal and State agencies as a standard for floodplain management and is used to determine the need for flood insurance. Most of the City lies within the SFHA as shown on map 1.17. In understanding the Coastal High Hazard Area (CHHA), it is important to look at the 100-Year Floodplain Map (SFHA). Compared to the CHHA, Map 1.16, the SFHA or 100 year floodplain actually covers a greater proportion of the City's geographic area including all harbor access canal centered communities which are not all included in the CHHA. The harbor access canal centered communities of the City occur within the 100 year floodplain but not the current CHHA. The recent 2004 and 2005 hurricane seasons resulted in the harbor access canal centered community's seawalls failing during the rain and storm surge events.

Infrastructure in the Costal High Hazard Area (CHHA)

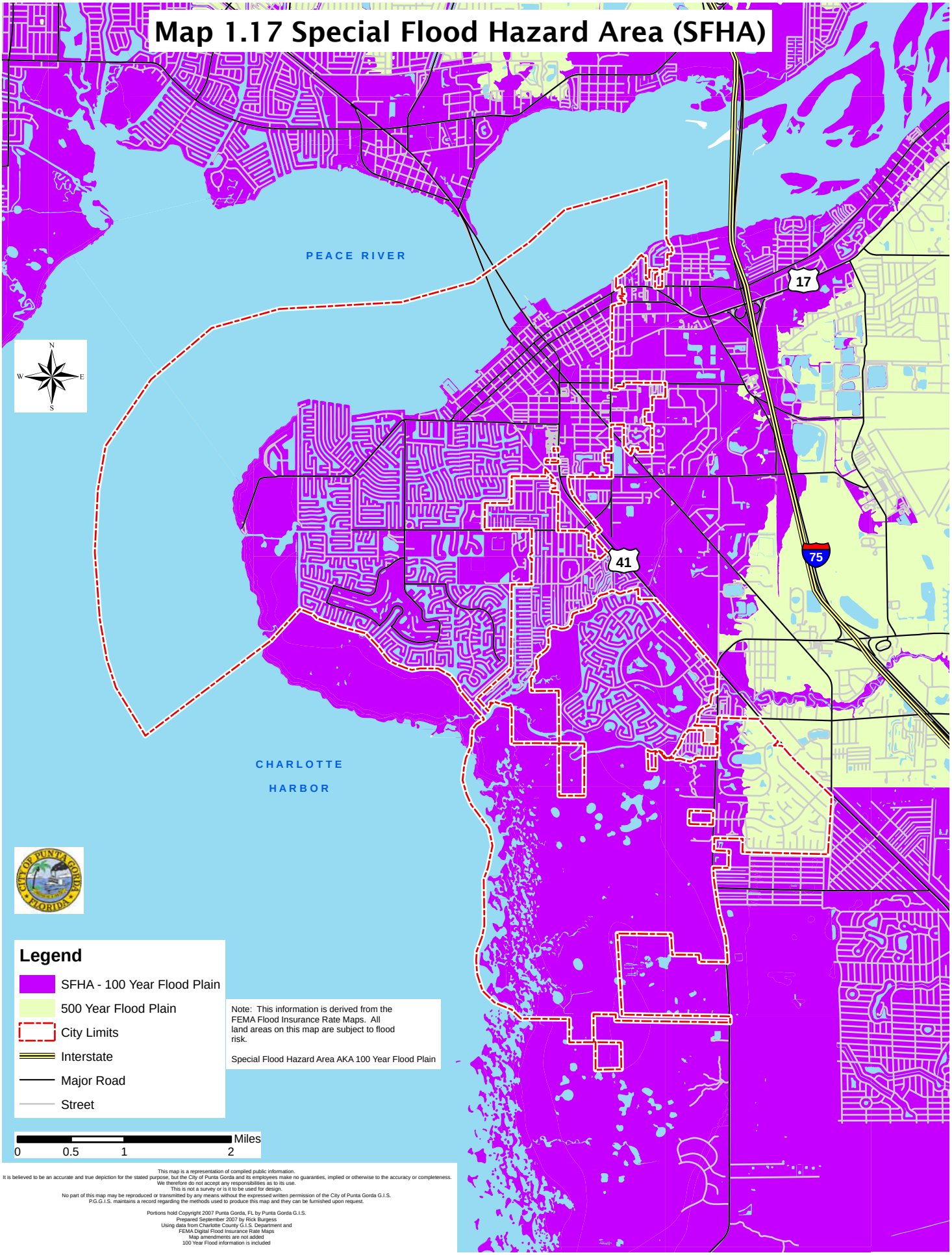
The entire City lies within the coastal planning area as defined by the state, with a large portion of City's existing infrastructure network of roads and bridges, water lines, and sewer lines occurring within the Coastal High Hazard Area (CHHA). This is consistent with the City's historical development and platting patterns which tended to locate communities near the coastline and major surface water bodies (a practice in common with the earliest natives.) Because of this, most of the City's other forms of infrastructure, such as schools, fire stations, libraries, government buildings, and hospitals, also occur in this area. Maps 1.18, 1.19, and 1.20 illustrate the location of such infrastructure relative to the hurricane vulnerability zones established by the Southwest Florida Regional Planning Council. Analysis of infrastructure capacities and minimum level of service standards are established within the specific elements.

As the downtown area developed within the CHHA, a fairly dense interconnected urban infrastructure was provided and currently exists. Detailed discussion of the available infrastructure occurs in the *Infrastructure Element, Transportation*

Element, Recreation and Open Space Element and the Capital Improvements Element. Since there are no options for the City to relocate these infrastructure elements, the City remains committed to improving and maintaining the level of service and implementing the best building, management and technological principles when improvements are required.

The City's entire waterfront area is flood prone. Much of the City's infrastructure is in place and serving a population center. Improving the existing and future infrastructure will be reviewed as the City progresses. Locating all existing infrastructure into the City's geographic information system (GIS) program is vital to ensuring data is available to recovery operators in post disaster operations. The City will consider other criteria when reviewing infrastructure placement or replacement. In addition to the development review for clearance times and available shelter space, the City will consider higher building code standards, redevelopment of the urban core, urban design standards, and environmental protection review.

Map 1.17 Special Flood Hazard Area (SFHA)



Note: This information is derived from the FEMA Flood Insurance Rate Maps. All land areas on this map are subject to flood risk.

Special Flood Hazard Area AKA 100 Year Flood Plain

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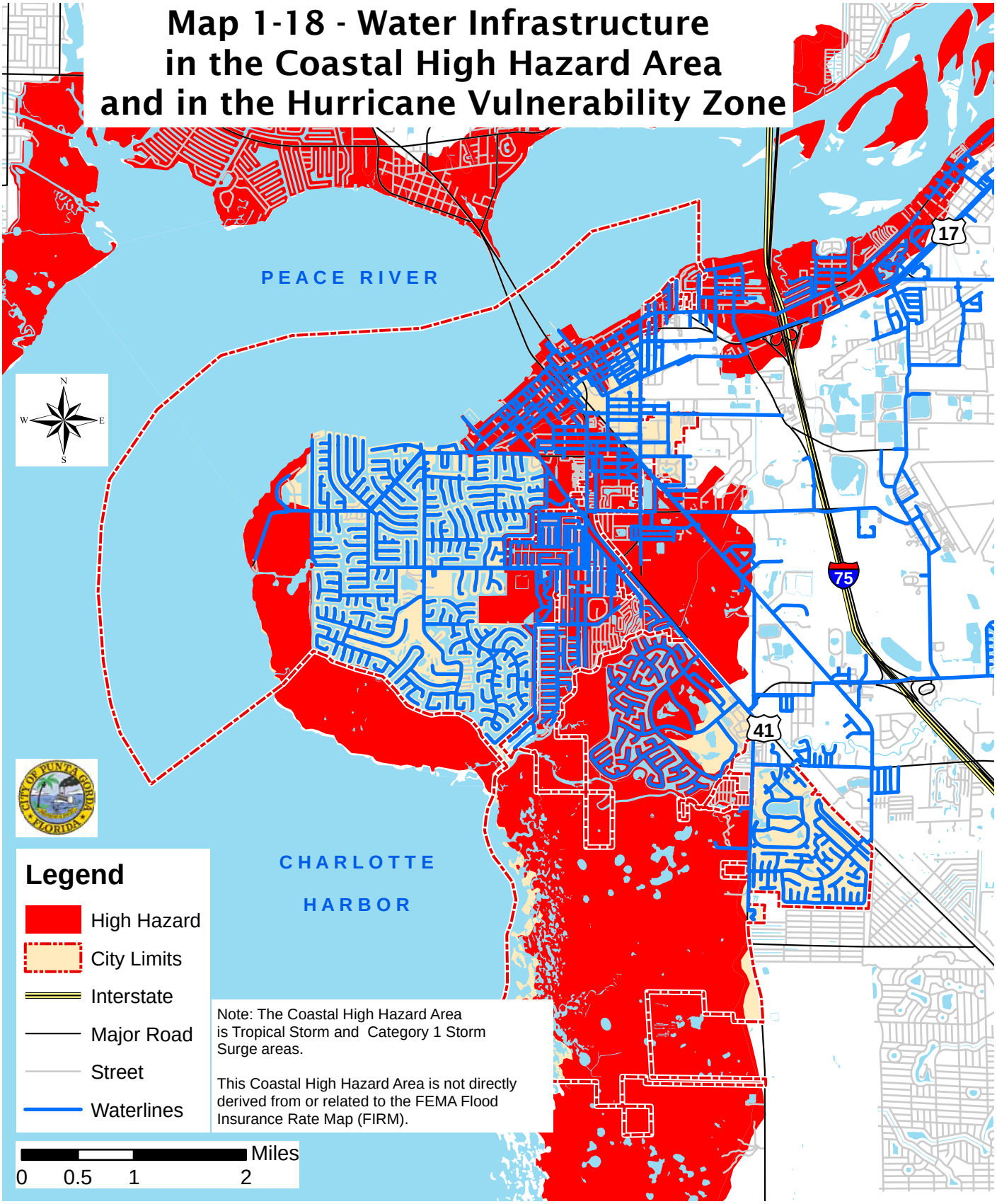
Using data from Charlotte County G.I.S. Department and
FEMA Digital Flood Insurance Rate Maps
Map amendments are not added
100 Year Flood information is included

Map 1-18 - Water Infrastructure in the Coastal High Hazard Area and in the Hurricane Vulnerability Zone



Note: The Coastal High Hazard Area is Tropical Storm and Category 1 Storm Surge areas.

This Coastal High Hazard Area is not directly derived from or related to the FEMA Flood Insurance Rate Map (FIRM).

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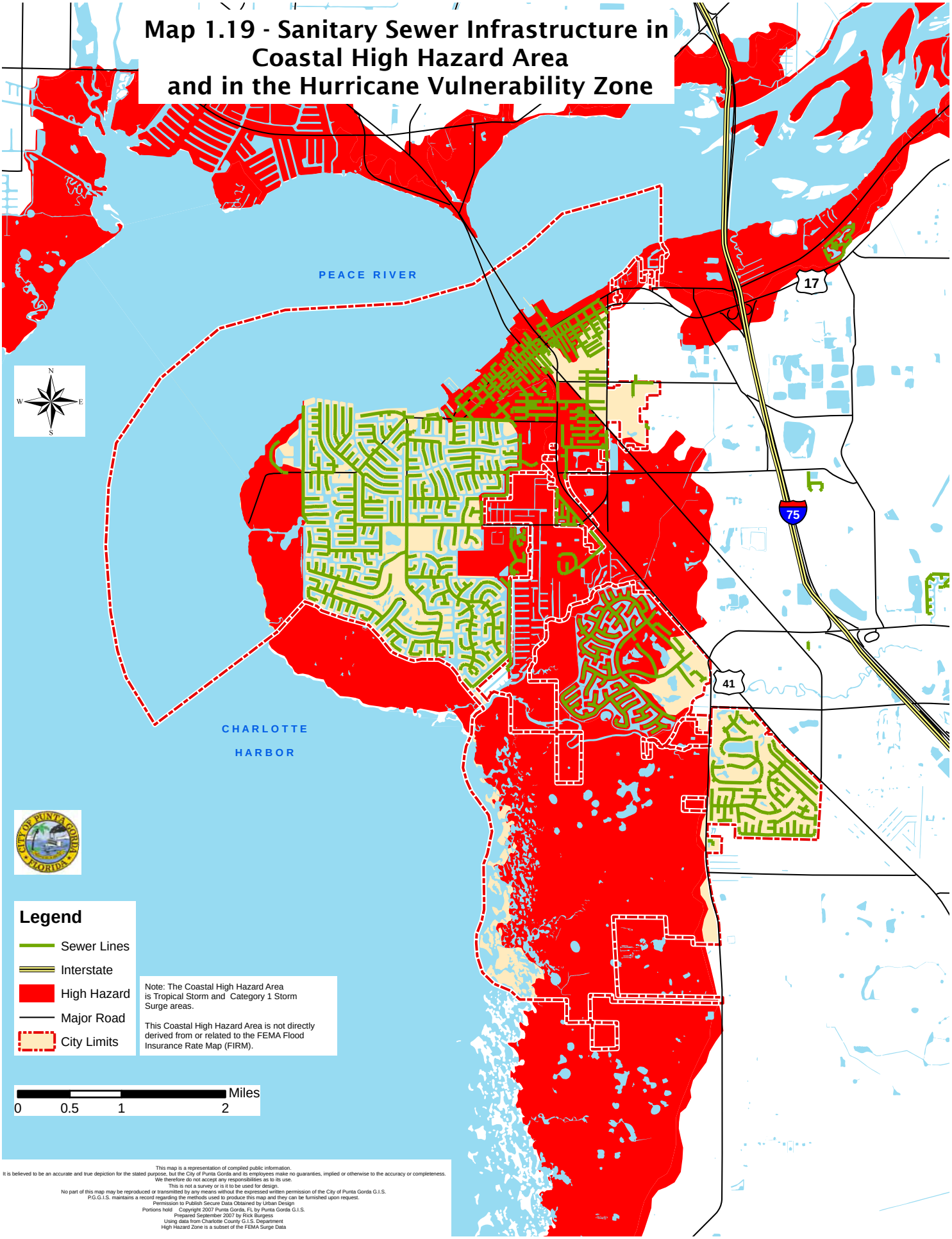
Using data from Charlotte County G.I.S. Department
High Hazard Zone is a subset of the FEMA Surge Data

Map 1.19 - Sanitary Sewer Infrastructure in Coastal High Hazard Area and in the Hurricane Vulnerability Zone



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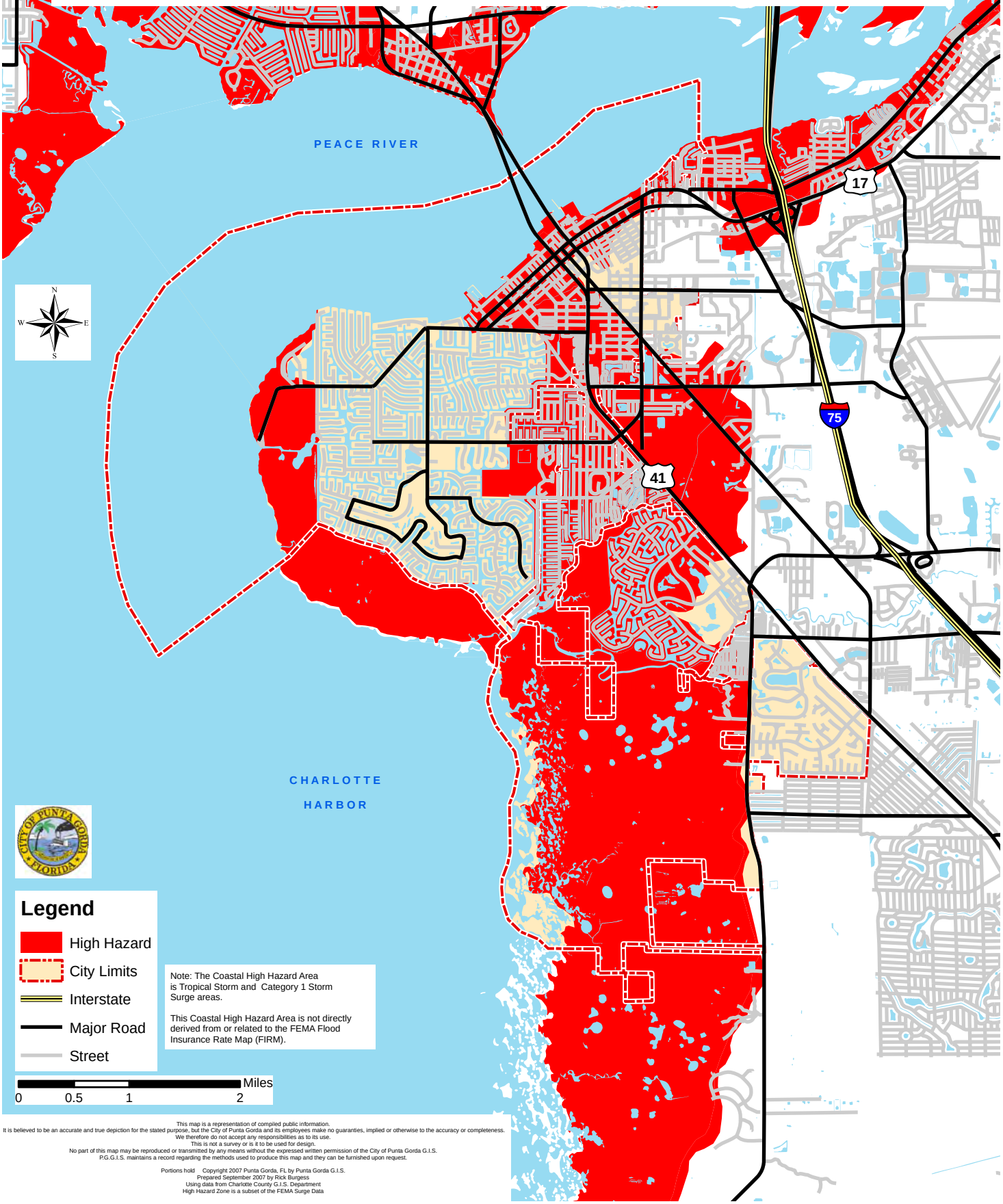
High Hazard Zone is a subset of the FEMA Surge Data

Map 1.20 - Road Infrastructure in Coastal High Hazard Area and in the Hurricane Vulnerability Zone



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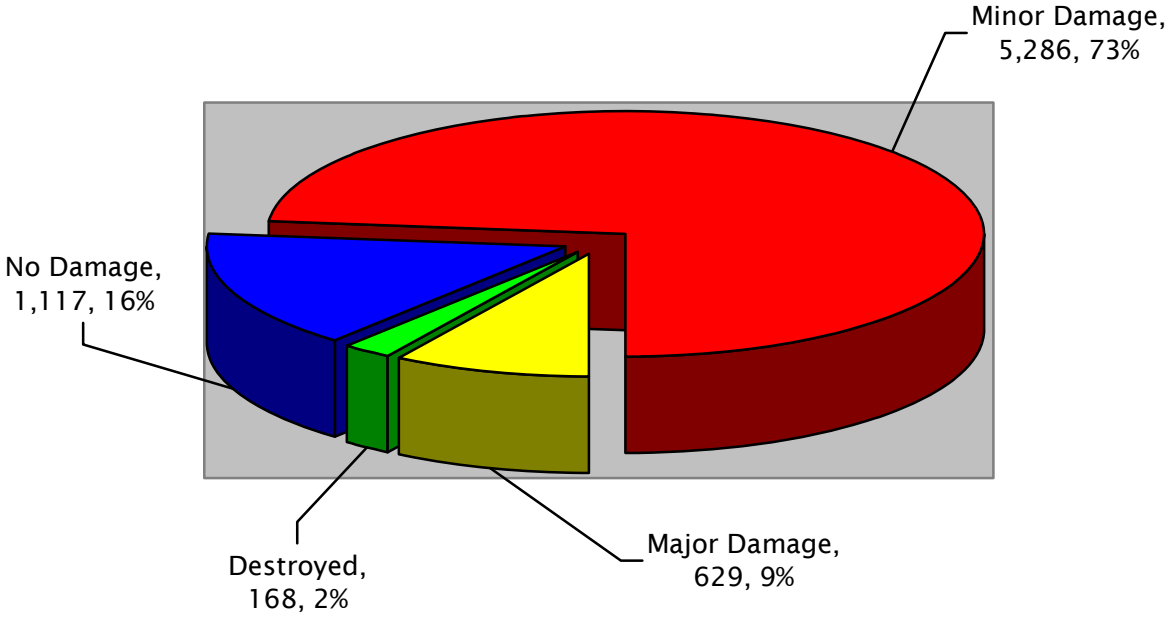
Using data from Charlotte County G.I.S. Department
High Hazard Zone is a subset of the FEMA Surge Data

Redevelopment and Post Disaster Redevelopment in the Coastal High Hazard Area (CCHA)

Under 9J-5. F.A.C. redevelopment and post disaster redevelopment within the CHHA. According to the City of Punta Gorda's Demographic and Housing Characteristics 2006-2030, of the total seventy-two hundred (7,200) structures within the City's boundaries, one hundred and sixty-eight (168) buildings were destroyed. A closer look at the numbers can be seen below.



Source: Summary Report on Building Performance, 2004 FEMA

Many of the existing structures within the CHHA were built prior to the City's participation in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program. As such, many structures do not meet the current standards for ground floor elevations specifically formulated to protect against the loss of life and property from flooding. The Housing Element provides a detailed discussion of dwelling units by age for Punta Gorda through 2006.

The requirements of the FEMA regulations, which are incorporated into the City Code as Land Development Regulations, specify that substantial improvements of existing structures shall have the lowest habitable floor of such structure elevated to or above the applicable level of the one hundred year flood as shown on the Flood Insurance Rate Maps. "Substantial improvement" means any enlargement of

a structure, the area of which equals or exceeds fifty percent of the existing enclosed area of the structure. This does not include projects for improvement of a structure to comply with existing state or local health, sanitary or safety codes, or alteration of a structure listed on the National Register or Historic Places or a State Inventory of Historic Places.

In August 2004, the City of Punta Gorda was hit with a Category IV Hurricane. The impacts from Hurricane Charley changed much of the downtown area. Many of the older units were damaged or destroyed not by flooding but by wind. A discussion of these properties is found in the Housing Element. The Coastal High Hazard Area incorporates the "V" (velocity) zones depicted on the FEMA's Flood Insurance Rate Maps (FIRM), which, according to the SWFRPC, would require evacuation in the event of a Category 1 Hurricane. Redevelopment of these areas, including assistance programs, strategies for directing higher density growth, and prioritizing of redevelopment concerns were discussed as early as 1984 by SWFRPC'S on Hurricane Loss Study.

With regard to land use in "High hazard" areas, there is a basic perceived conflict between the duty of government to protect the health, safety and welfare of its citizens and the rights of property owners to the use and disposition of their property. One way, perhaps the best way, to resolve this issue is for government to acquire properties deemed as having high hazards with regard to hurricane flooding, in accord with Constitutional Law. The acquisition program is perceived to be particularly necessary when the protection role of government removes most commonly agreed upon reasonable uses from land which would normally be suitable for such use. The City acquires these properties as opportunities and monies are provided.

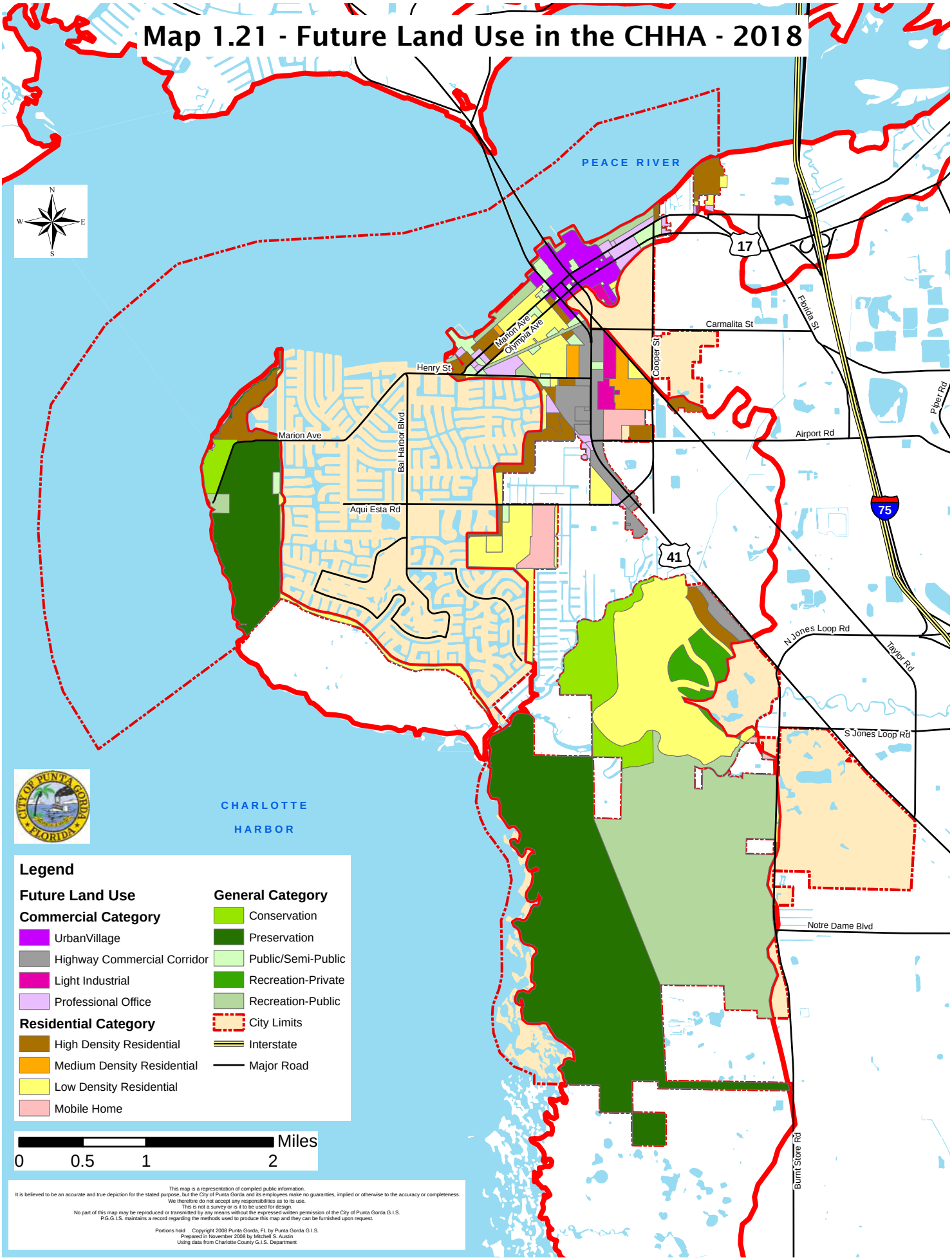
There is no doubt that redevelopment will continue to occur in the CHHA following any natural disaster. The question facing the City and other cities and counties with coastal high hazard areas, is what will be the nature of the redevelopment? It is a generally accepted theory of land use and zoning law that, if a property is lawfully developed in accordance with all existing regulations in force and effect at the time of development, and then those regulations change, the development which took place prior to the change is considered a lawful non-conformity. In the City lawful non-conformities are typically allowed to remain in existence – including regular maintenance as long as they are not enlarged or expanded – provided they are not destroyed by more than 50% of their value, at which time they have to be brought into compliance with existing codes. It remains to be seen whether this would be applied in such as way as to preclude re-development of a previously existing structure following a natural disaster due to density restrictions. In such instances, the City would have to give careful consideration to any vested rights which may apply to the property and circumstances. According to the data, nearly all of the City's dwelling units would be affected by a Category 2 or less storm. Discouraging density, while trying to promote compact and contiguous growth, may be considered an oxymoron. It is critical for Cities such as Punta Gorda to have some flexibility in future planning.

The Department of Community Planning recognized this need for flexibility and has provided statutory regulation which allows for an increase in density provided there is no increase in evacuation times and adequate shelter capacity exists as cited in Chapter 163.31789(a) or (b).

The uncertainty surrounding what vested rights may exist for post-disaster redevelopment is complicated by the 1997 Comprehensive Plan which does not provide specific policies to reduce densities in the wake of a disaster, but instead focuses on ameliorating the scale of future potential disasters. It does this by limiting the density of future plats within the CHHA to 3.5 units per acre, and by seeking to direct future growth away from the most vulnerable areas through the land acquisition and transfer of development rights programs. Because this policy guidance is limited to future platting but is silent in regard to construction not requiring platting, an applicant would be able to rebuild in accordance with the property's underlying zoning and future land use designations. Again, whether this would restrict the redevelopment of previously existing structures (where such would mean exceeding the density allowed under the FLUM) has not yet been tested and would require a careful examination of vested rights issues.

Map 1.21 identifies the City's Future Land Use Map the CHHA. The City continues to review, develop and redevelop those areas damaged or destroyed by Hurricane Charley in 2004.

Map 1.21 - Future Land Use in the CHHA - 2018



Historic Resources

The City of Punta Gorda contains a substantial concentration of historic structures given the relatively short period of European habitation in the Southwest Florida Region. Evidence of human habitation dates back into pre-history with area Calusa Indian settlement Mounds and canals. The period of regular European or American habitation dates to the 1880's with the platting of the Trabue subdivision in 1884. The plat was laid out in a traditional grid pattern with square blocks of approximately 400 feet on a side. Punta Gorda grew in the historic boom-bust cycle evident in most of Florida with periods of substantial growth in the late 1800's to early 1910's, the 1920's, and again in the post World War II (1945 to 1960) era. The majority of Punta Gorda's historic resources are contained in the area of the original Trabue Plat of 1884.

Within the area of the original Trabue plat the City of Punta Gorda maintains a National Register Historic District covering an area of 52 acres and two locally designated Historic Districts, the Downtown Commercial Historic District (73 acres) and the Trabue Woods Historic District (80 acres). In addition two structures individually listed on the National Register of Historic Places occur outside of a Historic District as well as numerous structures listed on the Florida Master Site File, the State of Florida list of historically significant sites. The National Register Historic District and five individual nationally listed structures are located within the area of the original Trabue plat. An additional two structures outside of the original plat have been listed on the National Register of Historic Places. In addition to the nationally designated district and structures the City of Punta Gorda contains over one hundred and fifty (150) structures listed on the Florida Master Site File (see appendix 4.1) , a historic site list updated at the local level and maintained by the State of Florida. The City of Punta Gorda Historic District, previously shown on Map 1.7, identifies the National Register Historic District, individually listed National Register structures and locally designated Historic Districts.

AC Freeman House

In a resolution of the Punta Gorda City Council dated September 4, 1985, the house was designated as an historical treasure. The A.C. Freeman House was a gift to the City of Punta Gorda in 2005. The City moved the home to its present location in December, 2005 and rehabilitation was completed in December, 2006. A ribbon cutting ceremony was held on December 21, 2006 to honor the many vendors and City employees who worked to bring the A.C. Freeman House back to its original Splendor.

Punta Gorda Train Depot

The Depot, built in 1928, was the southernmost train station in the United States at that time. It is the only one remaining of six depots built by the Atlantic Coast Line in the Mediterranean Revival style. Closed in 1971, the depot was vacant for many years. The late Fred Babcock acquired the building, and in 1996, he donated it to the Punta Gorda Historical Society and is currently used as a tourist destination and antique mall.

Ice House

Built in the 1890's the structure was used as an ice plant for the fishing industry. Over the years it has been used for various businesses. In 2004 Hurricane Charley all but destroyed the building. The owner's refused to demolish this landmark, so they rebuilt. Today it houses the Ice House Pub, a unique British themed pub full of South Florida history.

Punta Gorda Woman's Club

In 1925, the Punta Gorda Woman's Club consolidated three clubs for women. The Women's Civic Association had undertaken such projects as building the Bath House. Because members of the Married Ladies Club were to wear hats and gloves as they engaged in polite conversation at meetings, they were called the "tea drinkers." The Fortnightly club was literary. Currently on the National Register of Historic Places, the Woman's Club building was constructed in 1927. Located at 118 Sullivan Street and at one point was the area's first community library until 1957, and during World War II it served as a USO.

H. W. Smith Building (Smith Arcade)

Located at 121 E. Marion Ave and is privately owned. Built in 1926 this Mission and Mediterranean Revival 1-story building was designed as an arcade. An important commercial building in the center of the city the Smith Building served as the U. S. Post Office for the City of Punta Gorda for 30 years. This building was placed on the National Register in 1991.

Old First National Bank

The Old First National Bank of Punta Gorda (also known as the Old Merchants Bank of Punta Gorda) is a historic bank in Punta Gorda, Florida, Unite States. It is located at 133 West Marion Avenue. Built in 1912 the bank is masonry vernacular with neo-classical elements. This bank played a major role in the development of commence in the City. On March 14, 1991, it was added to the U.S. National Register of Historic Places.

Charlotte High School (Punta Gorda High School)

A historic public high school in Punta Gorda serving ninth through twelfth grade students. Established in 1926 , charlotte High is located at 1250 Cooper Street. The school carries the slogan of "Charlotte County's First and Finest" since it remained the only high school in charlotte county for many years. On December 12, 1990, the main three-story building was added to the National Register of Historic Places. After suffering severe damage due to Hurricane Charley in August, 2004, this building along with the rest of the school's campus is currently being rebuilt.

The majority of the significant historic structures within the City of Punta Gorda were constructed during the Great Florida Land Boom of the 1920's. The nationally listed Smith Arcade, Punta Gorda Atlantic Coast Line Depot, Charlotte High School, as well as the Old County Courthouse, were all constructed in the 1920's. With the end of the Grate Florida Land Boom no major construction activity occurred until well after World War II. It was in the 1950's that Punta Gorda Isles Incorporated (PGI) began dredge and fill activities to create canal front residential lot sale communities of Punta Gorda Isles. During this early period of suburbanization the commercial, institutional, and governmental focus of Punta Gorda remained the economic heart of the community.

The development of lot sale communities continued in the Charlotte County and through annexation in the City of Punta Gorda until the 1970's. The plats where developed primarily by PGI and by General Development Corporation (GDC). However, it was the countless number of small homebuilders that began developing the lots into residences for retirees and the service workers. Slowly, this growth began to draw commercial development out of the traditional downtown to be spread along the US 41 Corridor. By the 1980's the pull of this suburbanization influenced Charlotte County government to relocate its administrative center out of its traditional home in downtown Punta Gorda to Murdock Circle a northern outpost buried within the vast GDC plat of Port Charlotte.

It was during the 1980's with the loss of County Administration and the threatened loss of the County Courthouse the citizens of Punta Gorda began to take action to stop the decline of the downtown and its surrounding historic neighborhoods. The concerned citizens started the Punta Gorda Historic Society to seek ways to save important historic structures. These efforts resulted in the

Historic Resources survey that formed the foundation of the National Register District application submitted and approved in 1990, as well as applications for nomination of individual structures to the National Register. The Punta Gorda Historic Society was instrumental in the creation of and operates the City of Punta Gorda History Park established in 1994. The Park serves as a refuge for threatened historic structures providing stabilization and restoration. The Historic Society operates the site as a cultural and historic resource for the benefit of the citizens and visitors of Punta Gorda. The Society owns the Punta Gorda Women's Club and the Atlantic Coast Railroad Depot both individually listed National Register structures, and in cooperation with the City of Punta Gorda and the Charlotte County Chamber of Commerce operates the Nationally Listed AC Freeman house as a museum home.

It was also during this period of heightened historic awareness that the City of Punta Gorda formed the Revitalization Committee. The charge of this Committee was to advise City Council on ways in which the decline of downtown and its surrounding neighborhoods could be reversed and commerce could be returned to the heart of the City. Early Revitalization Committee efforts included support of National Historic Register Designations, maintaining and restoring historic brick streets, addition of decorative street lighting and other streetscape improvements to historic commercial thoroughfares. Due to the increasing cost of the various projects recommended by the Revitalization Committee, City Council sought dedicated funding sources for continued revitalization efforts. In 1989, the City of Punta Gorda created the Community Redevelopment Agency which provided a dedicated funding source and renewed focus on the preservation and economic revitalization to historic downtown and surrounding historic neighborhoods.

Community Redevelopment Agency (CRA)

In 1969, the Florida Legislature enacted Part III Chapter 163, F.S. (the "Redevelopment Act") enabling local units of government to set up Community Redevelopment Agencies (CRA) in areas where conditions of slum and blight exist. The overall goal of the legislature was to encourage local initiative in revitalizing older downtown areas and declining residential neighborhoods. In order to establish a Community Redevelopment Agency a local government must undertake two (2) actions:

- First, the community must prepare a redevelopment plan that identifies the major factors causing the physical, economic and social decline in the proposed redevelopment areas as well as those actions necessary to arrest the decline.
- Second, the local government is empowered to establish a redevelopment trust fund pursuant to Section 163.387, Florida Statues (1987). The trust fund serves as the depository for tax increment revenues (TIF) generated through increased property values in the designated redevelopment area.

In 1985, the Punta Gorda City Council created the Punta Gorda Revitalization Committee and appointed business representatives and community organization leaders to survey the community, develop a plan of action and make recommendations to the City Council regarding downtown redevelopment issues. By 1986/87, the newly created committee had completed a preliminary survey and had designed a strategic program for downtown revitalization (see map 1.6). The investigation and evaluation of the advantages and disadvantages of developing a Community Redevelopment Agency was one of six (6) work items scheduled for completion in the strategic plan. Based on the Revitalization Committee's research and recommendation, in May 1988, the Punta Gorda City Council instructed the City Planning Department to prepare a report on the "slum and blight" conditions in the downtown area and its surrounding residential neighborhoods. The area of study was bounded by Retta Esplanade, Maude Street, Henry Street and Cooper Street. The study area received a "finding of a blighted area" by meeting six (6) of the seven (7) criteria set forth in the state statute.

In 1989, the City of Punta Gorda adopted Ordinance 989-90 creating the Punta Gorda Redevelopment Agency and adopted the *1990 Downtown Redevelopment Plan*. The Plan will be implemented over a thirty year period. The primary purpose of the plan is to establish a comprehensive set of public projects and programs aimed at facilitating the positive revitalization of Punta Gorda's downtown and eliminating the conditions of blight existing in the redevelopment area. The Punta Gorda Redevelopment Plan is divided into four areas:

- urban design framework;
- traffic circulation and parking proposals;
- capital projects; and
- redevelopment programs.

The 1997 Comprehensive Plan identified three (3) design principles used to guide the formulation of the plan. They were: the refocusing of the community's attention toward the waterfront, the reinforcement of existing neighborhood plans, and the creation of a compact business district that can serve downtown residents, employees, and visitors.

City planning staff identified a variety of capital improvement projects and programs to be continued and completed to complete the goals, objectives, and policies of the CRA plan. Table 1.16 identifies the accomplished and continued projects within the CRA from 1990 through 2006 as well as the implementing plans.

In the aftermath of the storm related events of August 2004, the CRA focused redevelopment efforts on projects which would rebuild public space. These efforts concentrated on several expansive projects which stressed the importance of maintaining our public waterfront and helped to re-establish the critical mass of structures and economic activity within the downtown area and adjacent neighborhoods. The City of Punta Gorda continues to receive grant funding which contributes to the renovation/construction of development, landscaping, reforestation and economic development of the City's CRA.

Table 1.16 – CRA Accomplished and Continued Projects

PROJECT Physical Improvements	1990 REDEVELOPMENT PLAN	2000 EASTSIDE DOWNTOWN PLAN	2005 CHARRETTE	2005 CITIZENS MASTER PLAN	COMPLETE
Waterfront Site Redevelopment	X	X	X	X	
Linear Park	X	X			
Riverwalk	X	X	X		
Mangrove Park	X	X			
Streetscape Program	X	X		X	
Street Tree Program	X				X
Brick Streets Program	X	X			X
Historic Street Lighting	X				X
Community Entranceways	X	X	X		X
District Markers	X		X		

Table 1.16 – CRA Accomplished and Continued Projects – Cont.

PROJECT	1990 REDEVELOPMENT PLAN	2000 EASTSIDE DOWNTOWN PLAN	2005 CHARRETTE	2005 CITIZENS MASTER PLAN	COMPLETE
Small Business Incubator	X	X	X	X	
Public Boat Ramps)	X	X		X	X
Physical Improvements					
Auditorium/Courthouse Plans	X	X	X	X	X
Sidewalk Program	X			X	
Henry Street Extension	X				
East-West Collectors	X				
City Hall Expansion	X				X
Drainage	X	X	X		X
Intersections	X				
Surface Parking Program	X	X	X	X	X
Temporary Parking Program	X	X	X	X	X
Housing Redevelopment Fund	X		X		X
MLK Improvements		X		X	X
Improvements to Oaktree Village		X			X
Improvement to Cooper Street Recreation Center		X			
Herald Courtyard Improvements		X			X
Develop Art Around Town		X			X

Table 1.16 – CRA Accomplished and Continued Projects – Cont.					
PROJECT	**1990 REDEVELOPMENT PLAN**	**2000 EASTSIDE DOWNTOWN PLAN**	**2005 CHARRETTE**	**2005 CITIZENS MASTER PLAN**	**COMPLETE**
Programs to Achieve GOPS of Plan					
Planning District Design Guidelines	X			X	X
Building Appearance and Maintenance	X	X		X	X
Land Development Regulation Changes	X	X		X	X
Historic Preservation	X	X		X	X
Street/Alley Use Program	X				
Vending Cart Program	X	X			X
Consumer Preference Study	X				X
Downtown Database	X				
Special Transportation	X		X	X	
Beautification Awards	X				X
Public Lands Disposition Program	X				
Punta Gorda Mall Study	X	X		X	X

Source: City of Punta Gorda Urban Design

VI. FUTURE GROWTH

Annexation Areas

While the City of Punta Gorda has been primarily focused on development and redevelopment within the existing City Limits, as the community matures and approaches build-out annexations will become an increasingly important to continued economic viability. In order to better understand the cost and benefits of annexations, City Council, in 2006, requested that the City Staff study areas of likely annexation resulting in the *Annexation Study of 2006*.

The Annexation Study of 2006 identified fourteen (14) areas for annexation and defined the criteria to be used for consideration. Table 1.17 defines the criteria used to review each proposed area. Each area was then listed and given a score for each of the criteria based on staff knowledge and data from various relevant sources. Details for each Potential Annexation area are identified in Table 1.18. State requirements regarding annexations and community specific goals for annexations were also taken into account.

The areas, identified Map 1.22, fell into two (2) generalized categories:

- areas to be further considered for annexation; and
- those not eligible for annexation at this time

The areas not eligible for annexation at this time include various challenges including enclave creation, non-contiguous nature, or outside of existing Utility Service Area, that would prohibit annexation at present. The areas for further consideration included many enclaves/de facto enclaves, as well as adjacent areas that have high economic development and residential growth potential. An analysis of the areas and the potential impacts are discussed below.

Table 1.17 - Annexation Area Ranking Criteria

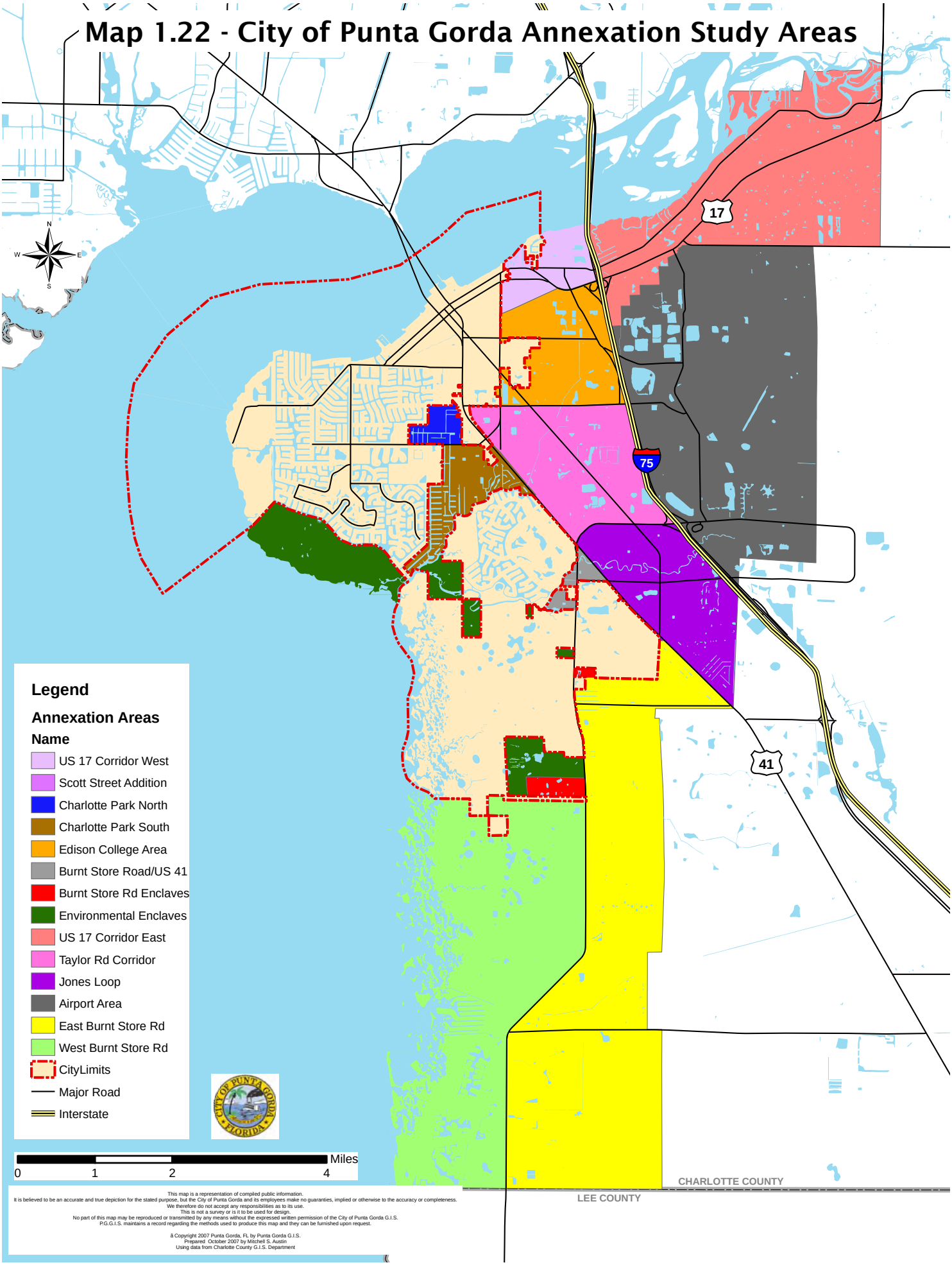
Ranking Criteria	Description	Point Scale
1.Projected Density	This category addresses the density of developed parcels within a proposed annexation area. Areas scoring below a three (3) in most cases will not meet statutory thresholds for percent developed [unless an enclave] and will have to be a future annexation proposal.	1 - Sparely developed; 5 - Dense development
2. Average Land Value and Land Uses	This category addresses the financial viability of expansion into an area and is based on the landowners' ability and willingness to pay for annexation-related expenses [i.e., utility expansion, other infrastructure needs, and taxes] and the costs to provide City services compared to revenues received.	1 - Low revenues and high costs; 10 - High revenues and low costs.
3. Rate of Growth	This category addresses the projected population growth rate within each annexation area and the City's desire to influence future development in areas that impact the City.	1 - Low expected growth; 5 - High expected growth
4.Locations of City Utilities	This category addresses the location of the annexation area in relation to areas already served by the City's utility system. A higher priority is based on the shortest distance from the boundary of each of the existing utility service areas to the boundary of the annexation area.	1 - Lengthy extensions; 10 - Short extensions
5. Surface Water Resources Effect	This category addresses the continued septic tank usage within an annexation area and its effect on the surrounding environment, especially surface water bodies.	1 - Low impact from continued use; 15 - High impact from continued use
6. Economic Development	This category addresses the City's desire to encourage commercial development and the need to provide public services to these land use types. Higher priority will be placed on those areas that provide the greatest return of investment.	1 - Non-commercial use; 5 - Mix of use; 10- Commercial use
7. Existing Utility Availability	This category addresses the City's goal of providing a complete utility system to its customers. Priority will be given to those areas presently served by water and/or sewer.	1 - Not served; 10 - Water or sewer; 20 - Both water and sewer
8. Planned Capital Improvements	This category addresses the City's desire to provide a coordinated capital improvement program to the greatest extent possible and provide the infrastructure necessary to serve the annexation area.	1 - Unplanned improvement; 3 - Unfunded but need improvement; 5 - Planned and funded improvement
9. Enclaves	This category identifies enclave areas surrounded by the City's boundaries.	1 - Not an enclave; 8 - Potential enclave; 15 – Enclave
10. Workforce and/or Affordable Housing	This category addresses the need for affordable and/or workforce housing to support the expanding labor needs in the City.	1 - Infeasible and undesirable area for workforce housing; 3 - Feasible or desirable area for workforce hosing; 5 - Desirable and feasible location for workforce housing

Table 1.18 – Strategic Plan Focus Area – Potential Annexation

ANNEXATION PLAN OF 2006	Projected density	Average land value and land uses	Rate of growth	Location to City services	Surface water resources effect	Economic development	Existing utility availability	Planned Capital Improvement	Enclaves	Workforce and/or affordable housing	TOTALS
US 41 Commercial	5	7	3	7	15	5	12	4	15	3	**76**
US 17 Corridor West	5	7	5	7	15	10	8	4	10	5	**76**
Charlotte Park North	5	7	3	7	15	5	8	3	15	3	**71**
Charlotte Park South	5	7	3	7	15	5	8	3	15	3	**71**
Burnt Store Road / US 41	4	2	4	7	15	2	16	2	15	3	**70**
Burnt Store Road Enclaves	2	5	5	2	10	2	16	2	15	2	**61**
Edison College Area	3	7	4	6	5	10	8	3	5	5	**56**
Environmental Enclaves	2	5	2	2	15	2	4	2	15	2	**51**
Taylor Road Corridor	3	5	5	6	5	10	8	2	1	5	**50**
Jones Loop	3	10	5	5	5	10	8	1	1	2	**50**
US 17 Corridor East	2	2	5	2	5	10	8	5	1	5	**45**
West Burnt Store Road	1	2	5	2	15	10	4	3	1	5	**48**
Airport Area	2	2	5	2	5	10	8	5	1	5	**45**
East Burnt Store Road	1	2	5	2	10	10	4	3	1	5	**43**

Source: 2006 Annexation Report

Map 1.22 - City of Punta Gorda Annexation Study Areas



This map is a representation of compiled public information.
It is believed to be an accurate and true depiction for the stated purpose, but the City of Punta Gorda and its employees make no guaranties, implied or otherwise to the accuracy or completeness.
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Prepared October 2007 by Mitchell S. Austin
Using data from Charlotte County G.I.S. Department

US 41 Commercial Enclave:

Completely surrounded by the City of Punta Gorda, this area is an extension of the downtown area of the City. Most of the area is built with a small amount of vacant land. The area already receives Water and Wastewater service from the City of Punta Gorda. Ranked first (1st) out of the fourteen (14) areas by the City, recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Eliminates an enclave
- Good potential for increased value
- Annexation would provide more efficient services, Growth not significant

Disadvantages:

- N/A

US 17 Corridor West

This area is adjacent to the City and also provides the main arterial connection between the City center and I-75. The area is currently served by the utility system of the City of Punta Gorda and a portion along the river has recently been annexed. It is likely that this area will be further divided with a portion potentially annexing soon and the other waiting until more development occurs. The lack of roads and other services will hinder development. However, the location near the river should make the area too valuable to be vacant. Ranked second (2nd) out of the fourteen (14) areas by the City, recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Allows for development
- Good potential for increased value
- Annexation would provide more efficient services
- Controls transportation access into the City

Disadvantages:

- Widespread growth not eminent

Table 1.19 - Population & Housing Characteristics –US 17 Corridor West

Population	2006	2010	2020	2030
Total Population	557	604	1,118	1,377
Housing				
Residential Units*	346	376	694	855
Occupied Units	271	294	544	670

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

Charlotte Park North

This area is bordered on three sides by the City of Punta Gorda and by Charlotte Park South on the fourth. The area is entirely residential and almost completely developed. Charlotte Park North is part of the area that was under consideration for annexation in 2000. Recent communications suggest that this area may now be receptive to annexation. Ranked third (3rd) out of the fourteen (14) areas by the City, recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Eliminates an enclave
- Good potential for increased value
- Annexation would provide more efficient services, Growth not significant

Disadvantages:

- Growth not significant

Table 1.20 - Population & Housing Characteristics –Charlotte Park North

Population	2006	2010	2020	2030
Total Population	561	652	901	1,062
Housing				
Residential Units*	293	341	471	554
Occupied Units	251	292	403	475

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

Charlotte Park South

This area is bordered on three sides by the City of Punta Gorda and with access to US 41. The area is primarily residential and substantially developed. Charlotte Park South is part of the area that was under consideration for annexation in 2000. Recent communications suggest that this area may now be receptive to annexation. Ranked fourth (4th) out of the fourteen (14) areas by the City, recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Eliminates an enclave
- Good potential for increased value
- Annexation would provide more efficient services, Growth not significant

Disadvantages:

- Growth not significant

Table 1.21 - Population & Housing Characteristics –Charlotte Park South

Population	2006	2010	2020	2030
Total Population	1,812	1,931	2,064	2,162
Housing				
Residential Units*	1,319	1,377	1,502	1,547
Occupied Units	993	1,066	1,131	1,185

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

Burnt Store Road/US 41

Surrounded on three sides by the City of Punta Gorda with access to US 41. The existing development is low density with some commercial along the US 41 corridor. The area received utility services form the City of Punta Gorda. Ranked fifth (5th) out of the fourteen (14) areas by the City, recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Eliminates an enclave
- Good potential for increased value
- Annexation would provide more efficient services, Growth not significant

Disadvantages:

- Distance from City services
- Growth not significant

Table 1.22 - Population & Housing Characteristics –Burnt Store/US 41

Population	**2006**	**2010**	**2020**	**2030**
Total Population	812	870	932	932
Housing				
Residential Units*	626	660	659	659
Occupied Units	452	484	483	483

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

Burnt Store Enclaves

Consisting of two sections, the northern parcel is located east of US 41 near Cuneo Road and is bordered on three sides by the City of Punta Gorda by residential development.

The southern parcels are bordered on one side by the City of Punta Gorda and have access to US 41. The area has potential for some development with low density residential and commercial along US 41. The area is within the service area of the City of Punta Gorda Utility System. Ranked sixth (6th) out of the fourteen (14) areas by the City, recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Eliminates an enclave
- Good potential for increased value

Disadvantages:

- Distance from City services
- Growth not significant

Edison College Area

This area is located adjacent to the center of the City of Punta Gorda and is on the west side of the I-75 Corridor. The designation of the area is due to the potential for the location of a campus of Edison College within the boundaries. Some preliminary discussions have occurred between the representatives of the College and the City. Although no decision on the location of the campus at this site has occurred, the prospects are encouraging. The location of the College will lead to significant growth in the area and also provide an employment center. Ranked seventh (7th) out of the fourteen (14) areas by the City, recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Good potential for increased value

Disadvantages:

- Uncertainty over the location of the College Campus

Table 1.23- Population & Housing Characteristics –Edison College Area

Population	**2006**	**2010**	**2020**	**2030**
Total Population	988	1,002	2,421	3,134
Housing				
Residential Units*	513	522	1,257	1,627
Occupied Units	437	445	1,071	1,386

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

Environmental Enclaves

There are six (6) parcels completely surrounded by the City of Punta Gorda. All of these areas are environmentally sensitive and concern over the impact of development in the general area exists. Due to the nature of the areas, there is no development expected on the sites. Ranked eighth (8th) out of the fourteen (14) areas by the City, recommended for annexation at this time

Advantages:

- Punta Gorda would insure that the areas are protected.
- Providing services such as Emergency Response would be more manageable.
- Other services would likely be minimal.
- Eliminates enclaves.

Disadvantages:

- No tax base for the areas
- Need for annexation to provide services for development does not exist

Taylor Road Corridor

The inclusion of this area adds the potential for an employment center with some of the industrial and commercial uses. Annexation also allows for better planning along the US 41 Corridor. The area is within the Utility Service Area of the City and other City services are within a reasonable distance to the areas. Ranked ninth (9th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Good potential for increased value
- Significant potential for economic development and employment centers

Disadvantages:

- Significant expansion of City services required
- Significant Capital Improvements required

Table 1.24- Population & Housing Characteristics –Taylor Road Corridor

Population	**2006**	**2010**	**2020**	**2030**
Total Population	459	464	661	741
Housing				
Residential Units*	245	249	353	395
Occupied Units	205	208	295	331

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

Jones Loop

The inclusion of this area adds the potential for an employment center with some of the industrial and commercial uses. The residential uses to the southern end of the area would assist with the housing stock in the City. Annexation also allows for better planning along the US 41 Corridor. The area is within the Utility Service Area of the City and other City services are within a reasonable distance to the areas. Ranked tenth (10th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Good potential for increased value
- Significant potential for economic development and employment centers

Disadvantages:

- Significant expansion of City services required
- Significant Capital Improvements required

Table 1.25 - Population & Housing Characteristics –Jones Loop Area

Population	**2006**	**2010**	**2020**	**2030**
Total Population	1,884	2,140	2,248	2,248
Housing				
Residential Units*	1,048	1,206	1,251	1,251
Occupied Units	848	976	1,012	1,012

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

US 17 Corridor East

This area is located on the eastern side of I-75, away from City services. The area is within the Utility Service Area and the City will provide water and wastewater services to all sites. Much of the area will develop as commercial along the US 17 Corridor and at the US 17/I-75 interchange. The areas along the river and south of US 17 will likely develop into residential areas. Ranked eleventh (11th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Good potential for increased value

Disadvantages:

- Distance from City is significant

Table 1.26 - Population & Housing Characteristics –US 17 Corridor East

Population	**2006**	**2010**	**2020**	**2030**
Total Population	2,743	2,872	3,952	4,992
Housing				
Residential Units*	1,637	1,732	2,359	2,979
Occupied Units	1,332	1,409	1,919	2,424

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

West Burnt Store Road

Extending south of the current City limits, this area ranges between 6 and 12 miles from the center of Punta Gorda. Some development has occurred, however, the area is largely vacant. This area is outside of the ability of the City to offer water and wastewater services. A Master Plan has been completed by Charlotte County for the area with development controls and limits. Ranked twelfth (12th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

Advantages:

- Good potential for increased value
- Master Planning completed

Disadvantages:

- Significant expansion of City services required
- Outside of Utility Service Area
- Significant Capital Improvements required

Table 1.27 - Population & Housing Characteristics –West Burnt Store Road Area

Population	**2006**	**2010**	**2020**	**2030**
Total Population	840	1,039	4,219	5,536
Housing				
Residential Units*	520	649	2,612	3,427
Occupied Units	403	503	2,024	3,427

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

Airport Area

Recent planning efforts by the County have designated virtually this entire area as commercial/industrial. Some residential development has occurred in the northern portion of the area, but it is not substantial. It is unlikely that these residential areas will be eliminated, but they will not expand. Annexation of this area may be decided on more political factors than operational. The County may wish to keep control of the Airport and the surrounded support services. Ranked thirteenth (13th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

Advantages:

- Within the Utility Service Area
- Good potential for increased value
- Significant potential for economic development and employment centers

Disadvantages:

- Significant expansion of City services required
- Significant Capital Improvements required

Table 1.28 - Population & Housing Characteristics –Airport Area

Population	**2006**	**2010**	**2020**	**2030**
Total Population	1,128	1,282	2,342	3,379
Housing				
Residential Units*	506	586	1,051	1,516
Occupied Units	444	514	922	1,330

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

East Burnt Store Road

Extending south of the current City limits, this area ranges between 5.5 and 12 miles from the center of Punta Gorda. Some development has occurred, however, the area is largely vacant. The northern portion of the area is within the Utility Service Area of the City. The bulk of the study area is outside of the ability of the City to offer water and wastewater services. A Master Plan has been completed by Charlotte County for the area with development controls and limits. Ranked fourteenth (14th) out of the fourteen (14) areas by the City, not recommended for annexation at this time.

Advantages:

- Good potential for increased value
- Master Planning completed

Disadvantages:

- Significant expansion of City services required
- Outside of Utility Service Area
- Significant Capital Improvements required

Table 1.29 - Population & Housing Characteristics –East Burnt Store Road Area

Population	**2006**	**2010**	**2020**	**2030**
Total Population	1,181	1,375	4,000	6,608
Housing				
Residential Units*	703	828	2,381	3,933
Occupied Units	556	655	1,883	3,111

Source: 2007 City of Punta Gorda's Demographic & Housing Characteristics 2006-2030 by PMG Associates
* Includes Single, Multi and Mobile Home Units

At the time of the Annexation Study it was envisioned that referendum based annexations of the various areas would be pursued based on further study of available data and community will. However, given the current political discussion regarding the future of the property tax system, the City of Punta Gorda's policy is to pursue only voluntary annexations on a property by property basis. In this process each individual property can be accessed on its individual merits within the context of the Annexation Study criteria.

City Council reviewed analysis of the 2006 Annexation and provided direction for a strategy to pursue annexation based on an established set of goals. It is anticipated that annexation will be an on-going effort of the City of Punta Gorda. Future growth and other conditions will impact any specific actions. However, the overall policy is to examine annexation based on the economic opportunities presented by annexation.

VII. GOALS, OBJECTIVES AND POLICIES

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. Furthermore, over the next ten year 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.

Objective 1.1.1: Punta Gorda will coordinate future land uses with appropriate topography and soil conditions, including flood and wetland issues.

Policy 1.1.1.1: Punta Gorda will maintain or increase the total acreage in "Conservation" or "Preservation" FLUM classifications during the period from 2008-2025.

Measurement: Total acres in "Conservation" and "Preservation."

Policy 1.1.1.2: Punta Gorda will require, as applicable, an Environmental Resource Permit (ERP) pursuant to Chapter 40D-4, FAC, for any development permitted through the City's Development Review Committee (DRC) during the period from 2008-2025 .

Measurement: ERP's required for DRC Approvals.

Policy 1.1.1.3: Punta Gorda will regulate development over the period from 2008-2025 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.

Objective 1.1.2: Punta Gorda will coordinate future land uses with the availability of facilities and services.

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.

Policy 1.1.2.2: Punta Gorda will conduct planning for LOS-related facilities and services required over the period 2008 to 2025 taking into account FLUM designations in the planning area.

Measurement: LOS-related facilities required.

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:

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 1.1.3.2: 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 1.1.3.3: 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

construction completed annually.

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.

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. This objective will be fulfilled on a continuing basis through 2025.

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.

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 non-conforming use under the implementing regulation.

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.

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

Objective 1.1.5: Throughout the planning period through 2025, 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.

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's 2008 boundaries, and Punta Gorda 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 by 2025. New lands acquired by public and protected by "Preservation" FLUM classification.

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 and Coastal Management 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.

Objective 1.1.6: Punta Gorda will protect historic resources through historic district designation and historically sensitive land development regulations, through the planning period to 2025.

Policy1.1.6.1: 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.

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 same residential density or commercial floor area as the historic structure; it will require substantial rehabilitation, restoration, or repair of the historic structure; it will require approval of the sending and receiving sites with the receiving site approved through a PUD; 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.

Objective 1.1.7: Punta Gorda will mitigate the coastal population hurricane vulnerability by maintaining or reducing the overall residential density relative to that contemplated in the Comprehensive Plan as adopted in 1988. (For the purposes of this Objective, reference the adopted map "Representation of Punta Gorda Future Land Use Map" from the 1988 Plan and the adopted "Coastal High Hazard Area Map.")

Policy 1.1.7.1: Development of all vacant unplatted lands within the City of Punta Gorda as of July 1, 2008 which are in a coastal high hazard area will not exceed 5.0 units per gross acre for residential development when density can be reallocated from the downtown district to other areas within the CHHA's that satisfy Chapter 163.3178(9) Florida Statutes.

Measurement: Proportion of such unplatted lands developed annually at a gross density greater than 5.0 units per acre for residential development.

Policy 1.1.7.2: Construction of public facilities in coastal high hazard areas 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 high hazard 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.

Policy 1.1.7.3: In coastal high hazard areas outside the City limits where property is served by existing water transmission lines, no connections for new residential development will be allowed in excess of the 1988 FLUM density for the subject property. (For the purposes of this Objective, reference the adopted map "Representation of Punta Gorda Future Land Use Map" from the 1988 Plan and the adopted "Coastal High Hazard Area Map.")

Measurement: Record of development density for each new water connection in such areas for each year, and comparison to density requirements of the 1988 FLUM. Proportion of connections meeting the density requirement.

Policy 1.1.7.4: For any coastal high hazard areas annexed to the City, there will be no net increase in residential density above that allowed in the 1988 FLUM or the current FLUM, whichever is lower. Reallocation of existing density is allowed pursuant to Policy ~~39~~ 1.1.14.1.

Measurement: Proportion of lands annexed each year which meet density requirement.

Policy 1.1.7.5: Residential uses are allowed in non-residential areas inside the Downtown Redevelopment Area, in accordance with Policies 1.1.14.2 and1.1.14.3,and in other CHHA's pursuant to Policy 1.1.14.1 to further infill development and downtown revitalization. For purposes of controlling density for such mixed use development so as to conform to Objective1.1.7, and otherwise measuring impacts on density in Punta Gorda's Coastal High Hazard Area, the following definitions and method shall be employed:

1988 Punta Gorda CHHA Maximum Density
Means the theoretical maximum density represented in residential land use classifications on the 1988 FLUM for areas inside the Coastal High Hazard Area (CHHA) of Punta Gorda as defined in the adopted maps of this 1997 comprehensive plan. The measure is the number of acres in each residential land use classification times the respective maximum permitted density, which would yield a theoretical maximum number of units.

Punta Gorda CHHA Potential Density
Pertains to CHHA as defined for the 1988 Punta Gorda CHHA Maximum Density and means the actual developed residential densities for developed lands in residential land use classifications in the 1988 FLUM, less an adjustment for residentially classified lands in the 1988 FLUM that were developed for non-residential uses or reclassified for non-residential use since the adoption of the 1988 FLUM, plus an adjustment for remaining undeveloped land still classified for residential use. The calculation will yield a potential number of units within Punta Gorda's CHHA.

Punta Gorda CHHA Residual Density
Means the 1988 Punta Gorda CHHA Maximum Density, expressed as number of units, minus the Punta Gorda CHHA Potential Density, expressed as number of units.

The calculated Punta Gorda CHHA Residual Density represents the maximum number of new residential units that may be developed as primary uses, or in mixed use developments, in the non-residential areas of the Downtown Redevelopment Area, pursuant to Policies 1.1.14.2 and 1.1.14.3 and in other CHHA's pursuant to Policy 1.1.14.1.

Measurement: Existence of calculations described above and updates in Punta Gorda CHHA Residual Density for new residential development permitted in the Downtown Redevelopment Area.

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.

Policy 1.1.8.1: In response to the Interagency Hazard Mitigation

Report recommendation pursuant to the 1992 unnamed storm, designated FEM-952-DR-FL, 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 Community Development Department staff in flood issues, and control the siting of mobile homes.

Measurement: Continued participation in the CRS program

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).

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.

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.

Policy 1.1.9.3: Punta Gorda will continue to serve its residents with adequate potable water and sanitary sewer.

Measurement: Annual estimate of residential customers served with water and sewer.

Policy 1.1.9.4: In formulating utility extension policies, Punta Gorda will seek not to encourage the increase of planned densities in unincorporated coastal high hazard areas.

Measurement: Review of policies in the comprehensive plan and other implementing documents for safeguards accomplishing this policy.

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.

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.

.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.

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 the City to traditional retiree populations, by promoting other forms of 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.

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 or 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 basic studies.

Measurement: Annual written description of water and sewer line extensions and a description of the areas in which these extensions took place.

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.

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.

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.

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.

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, or sale of property at a discount to a public agency for public purpose, and Punta Gorda will make available density bonuses for the development of affordable housing

Measurement: Number of inquiries each year in which TDR's and density bonuses are explained and number of TDR's and density bonuses issued.

Policy 1.1.12.2: Punta Gorda's Professional Office and Commercial 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.

Objective 1.1.13: Punta Gorda will follow procedures consistent with Chapter 163 F.S. requirements for planning and siting dredge spoil disposal sites.

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.

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.

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. Allowances for increased density may be made under the PUD process where there is a commitment to provide affordable housing, to preserve wetlands or other resources, to provide land for needed public facilities, or to reduce the allowable density in a coastal high hazard area that results in a net reduction in the number of units allowed in such areas within the City, or when density can be reallocated from the downtown district to other areas within the CHHA that satisfy F.S. Chapter 163.3178 (9). The following residential land classifications exist to provide a range of housing densities and housing types.

Measurement: Existence of implementing zoning classifications and number of units in new construction plans approved each year pursuant to regulations governing these zoning classifications.

Low-Density
This classification permits residential structures other than mobile homes at densities of 1.0 to 5.0 units per acre, though density less than 5.0 units per acre may be required by zoning.

Medium-Density
This classification permits residential structures other than mobile homes at densities of 5.0 to 10.0 units per acre, though densities lower than 10.0 units per acre but greater than or equal to 5.0 units per acre may be required by zoning. If it would reduce potential density in a Coastal High Hazard Area or facilitate assemblage or development of lots with water and sewer as of 1997, development density as low as 3.5 units per acre may be permitted.

High-Density
This classification permits residential structures other than mobile homes at densities of 10.0 to 15.0 units per acre, though densities less than 15.0 units per acre but greater than or equal to 10.0 units per acre may be required by zoning. If it would reduce potential density in a Coastal High Hazard Area or facilitate assemblage or development of lots with water and sewer as of 1997, development density as low as 3.5 units per acre may be permitted.

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.

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 in Urban Village areas without a PUD if densities do not exceed 3.5 units per acre, and they may be permitted at densities exceeding 3.5 units per acre for pre-existing small platted lots, or if they are done through the PUD process where the development is at least 50% commercial (see Policy 1.1.7.5 for density cap)..

Measurement: Plans reviewed checks of zoning for occupational license issuance or renewal, mixed use development plans reviewed analysis of impact on Punta Gorda CHHA Residual Density.

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 1.1.14.4: 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. in, the Professional Office Area and in areas where residential uses will promote compact and contiguous development densities up to 3.5 units per acre may be permitted, and residential uses may be permitted at densities greater than 3.5 for pre-existing small platted lots, or if developed through a PUD where the development is no more than 50% residential (see Policy 1.1.7.5 for density cap).
b. so as the intensity of the development of Professional Office land use designation does not exceed a floor area ratio of 2.00.

c. so as the 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.

Measurement: Measurements analogous to those described for Policy 1.1.14.2.

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.

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Measurement: Measurements analogous to those described for Policy 1.1.14.2 with the exception of residential density considerations in mixed use.

Policy 1.1.14.6: 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 1.1.14.7: 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 1.1.14.8: 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 .05.

Measurement: Measurements analogous to those performed for Policy1.1.14.6.

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.

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 1.1.14.11: Special district and site designations on the FLUM are as follows:

Downtown 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: Educational Land Uses are permissible within all land use categories.

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, on-site traffic and parking, and additional subjects of land development regulations if appropriate.

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.

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.

Objective 1.1.17: 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.

Policy1.1.17.1: 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.

Policy1.1.17.2: 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.

Policy1.1.17.3: 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.

Policy1.1.17.4: 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.

Policy1.1.17.5: 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 Rule 9J-5, FAC.

Measurement: Reporting on Comprehensive Plan measurements and utilization in EAR process.

Policy1.1.17.6: 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 required in Rule 9J-5.

Measurement: Monitoring and reporting on changed conditions.