

Comprehensive Plan Update Elements

The **Future Land Use Element (FLUE)** is considered the most important element of the City's Comprehensive Plan. It designates areas within the City suitable for residential, commercial, recreational, conservation, preservation and public development in accordance with the State of Florida. It defines the logical pattern of development for the City including the protection of important historical, environmental, and neighborhood resources and provides the foundation for the Comp Plan, as it affects each element within the plan. It defines land use by types; delineates densities & intensities; manages growth including annexation areas; projects future populations; improves the quality of life and establishes level of services.



State statute (Chapter 163) requires that the FLUE achieve the compatibility of adjacent lands and the following community development goals:

- Encourage preservation of water dependent uses.
- Encourage the location of schools proximate to urban residential areas.
- Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services.
- Ensure the protection of natural and historic resources.
- Provide for the compatibility of adjacent land uses.
- Provide guidelines for the implementation of mixed use development.
- Density and intensity of each use.
- A balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns.

The Future Land Use Map (FLUM) is a regulatory map that designates the future land use of parcels within the City. The Goals, Objectives and Policies of the Future Land Use Element provide the basis for the zoning code and land development regulations.

How does the Future Land Use Element relate to the other elements being reviewed as part of the Plan Punta Gorda Master Plan?

- The **Coastal Management Element** contains key data and goals concerning exceptional natural estuary areas, beach and waterway access and other issues having implications for park and recreation location criteria, and water based recreation activities (boat launches, public marinas) critical to the City's economy. It is essential that the uses prescribed by the FLUM be consistent with sound coastal policy, and that the policies of the *FLUE* promote compatibility between development activities.
- 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 FLUE as it 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 ***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 the *FLUE* 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 promotes a pedestrian friendly community.

As the center of all Comprehensive Plans, the FLUE relates to all other elements and must be consistent with them for managed growth to occur within the City.