

Comprehensive Plan Elements Update Future Land Use Element & Density

The Planning Corner



During the [August 26th City Council meeting](#) City staff provided an update to the Council on the progress of the Comprehensive Plan project. A brief overview was given of major items for revision in each of the following five elements:

- **Future Land Use** - Broadly sets development expectations
- **Coastal Management** - Water dependent uses & environmental resilience
- **Housing** – Population demographics & housing needs
- **Transportation** - Safer streets for everyone
- **Historic** - Preservation of built legacy

The [Future Land Use Element](#) governs the use of land within the City through a series of land use categories that are arranged on the [Future Land Use Map](#) as various colored areas. As directed by City Council at the time of acceptance of Plan Punta Gorda 2019, the Citywide Master Plan, the Future Land Use categories and map are being revised within the downtown and surrounding historic neighborhood areas (within the yellow outline on the maps below). The overarching goal of these revisions is to rationalize the Future Land Use categories and map to better accommodate the scale and types of development traditionally found within Punta Gorda. A mixture of commercial, artisanal production, institutional, and a wide array of residential types were found in and around Punta Gorda’s downtown area.

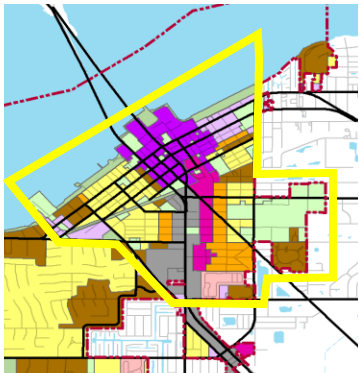


Figure 1: Current Future Land Use Map

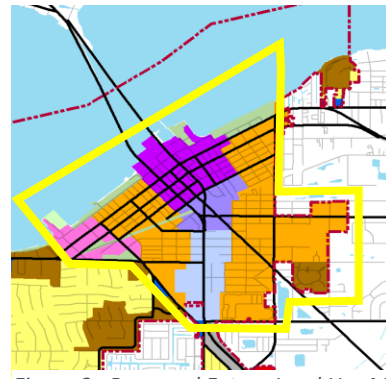


Figure 2: Proposed Future Land Use Map

A critical measure of residential development is density. Density is the number of residential unit permitted per acre of lot area. The table below documents some of the existing residential types found traditionally in the historic areas of the City.

			
Photo A Small Lot Detached Single Family 12 Units per Acre	Photo B Small Lot Two-Family Attached 22 Units per Acre	Photo C Small Scale Multi-Family 25 Units per Acre	Photo D Small Scale Multi-Family 32 Units per Acre

Figure 1: Images of traditional residential developments in historic neighborhoods in Punta Gorda.