



PLAN PUNTA GORDA

2021 COMPREHENSIVE PLAN UPDATE



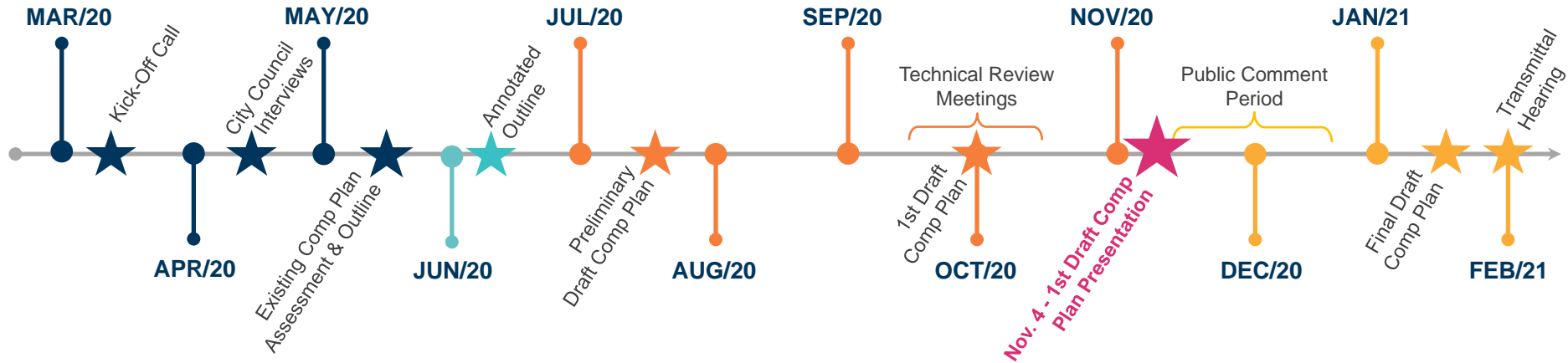
FIRST DRAFT – COMPREHENSIVE PLAN

11/4/2020

Agenda

1. Introduction & Timeline
2. Summary of First Draft Comprehensive Plan Changes
3. Closer Look at Proposed Residential Density
4. Comprehensive Plans vs. Land Development Regulations

Comprehensive Plan Timeline



COMP PLAN ASSESSMENT & PRELIMINARY OUTLINE

ANNOTATED OUTLINE


DRAFT COMP PLAN UPDATE, COUNCIL PRESENTATION & TECHNICAL MEETINGS

TRANSMITTAL & ADOPTION

Note: Following the Transmittal Hearing in February, the State will have a 60-day comment period to review the documents, putting the final Adoption Hearing sometime in April 2021, at the latest

Part 2 of a 3-Phase Project


3 Years of Progress for Punta Gorda



PLAN PUNTA GORDA
2019 CITYWIDE MASTER PLAN
NOVEMBER 19, 2019

PHASE 1: CITYWIDE MASTER PLAN

2040



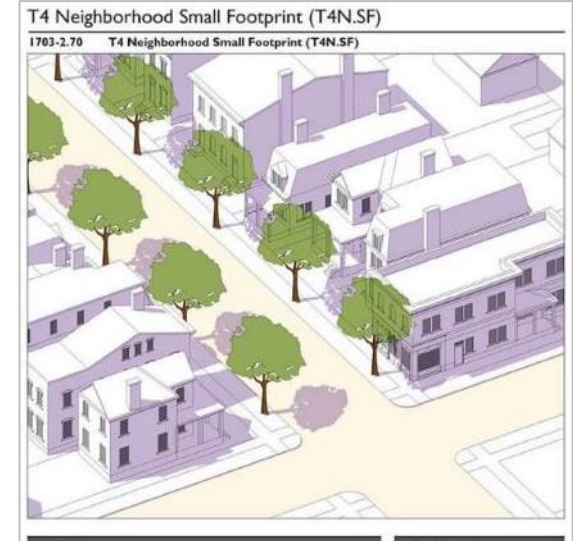
City of Punta Gorda
Comprehensive Plan 2040

Future Land Use, Conservation, Capital Management, Infrastructure, Housing, Recreation & Open Spaces, Community Facilities & Services, Transportation, Public School Facilities, Inter Governmental Coordination, Capital Improvement, Historic

Ordinance 1865-17
April 5, 2017

PHASE 2: UPDATE THE COMPREHENSIVE PLAN

T4 Neighborhood Small Footprint (T4N.SF)
1703-2.70 T4 Neighborhood Small Footprint (T4N.SF)



A. Intent B. Sub-Zone(s)

PHASE 3: UPDATE THE LAND DEVELOPMENT REGULATIONS

First Draft Proposed Comp Plan Changes

Technical Meetings & State Coordination

Draft Comp Plan Changes Have Been Discussed/Reviewed By:

1. Southwest Florida Office of the Department of Economic Opportunity (DEO)
 - *Conducted technical meeting and awaiting written feedback*
2. Charlotte County Planning Staff
3. Florida Department of Transportation District 1 Office
 - *Will continue coordinating guiding assumptions for the FDOT's required state facilities traffic impact analysis*
4. Charlotte County – Punta Gorda Transportation Planning Organization (TPO)
5. Southwest Florida Water Management District

Overall Changes

Housekeeping Items + Updated Data and Analysis

Integrate Recent City Plans

- 2019 Transportation Buildout Study
- 2019 Punta Gorda Climate Action Plan
- Plan Punta Gorda: Citywide Master Plan (2019)
- Economic Development and Budgetary Analysis (2019)

Relevant Codes & Legislation

- Federal / State / County / City

Update Data Tables

- American Community Survey (2012-16)
- Bureau of Economic and Business Research (BEBR) University of Florida
- 2020 City of Punta Gorda & Charlotte County GIS
- Urban Design Department 2020
- FDOT Safety & Motor Vehicles

Update Maps

- (see later in presentation)

Coastal Management Element Changes

Incorporating Citywide Master Plan Concepts & Updated Data/Information

Water Access

- Update public access areas & facilities inventory
- Updated future needs

Boaters Alliance Harbor Master Plan (2018) Recommendations

- Mooring ball field
- Dinghy and day docks
- Gilchrist Park compromise
- Policies to encourage more partnerships and water-related and boating events

Clarify/Expand Policy Language

- Intent & purpose of Storm Tide Atlas for hazard analysis and evacuation
- Intent of Transfer of Development Rights

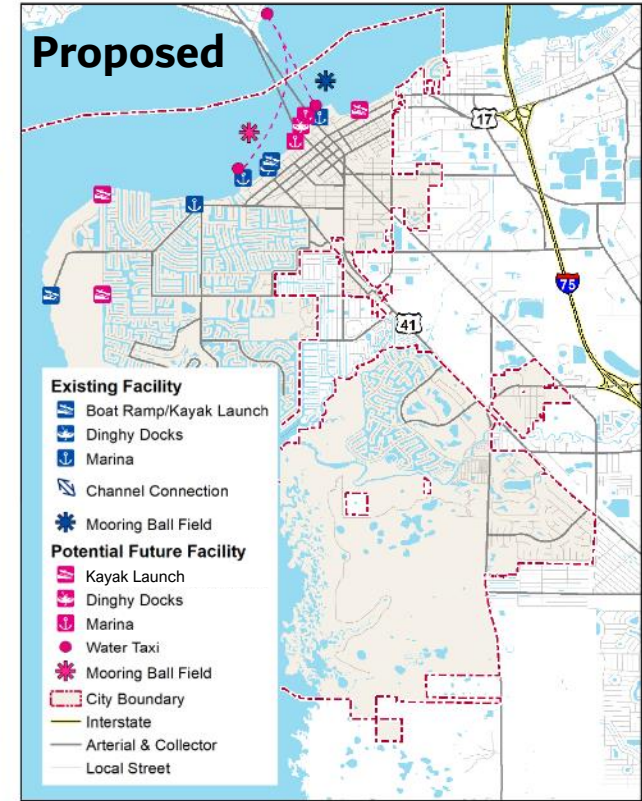
2019 Climate Adaptation Plan

- 2018 vulnerability assessment of public infrastructure & historic resources
- Toolkit of initiatives & strategies for hazard mitigation & resiliency planning
- Adaptation Focus Areas for Downtown, Fire Station, and US 41 Commercial

Water Access & Facilities

Key Changes

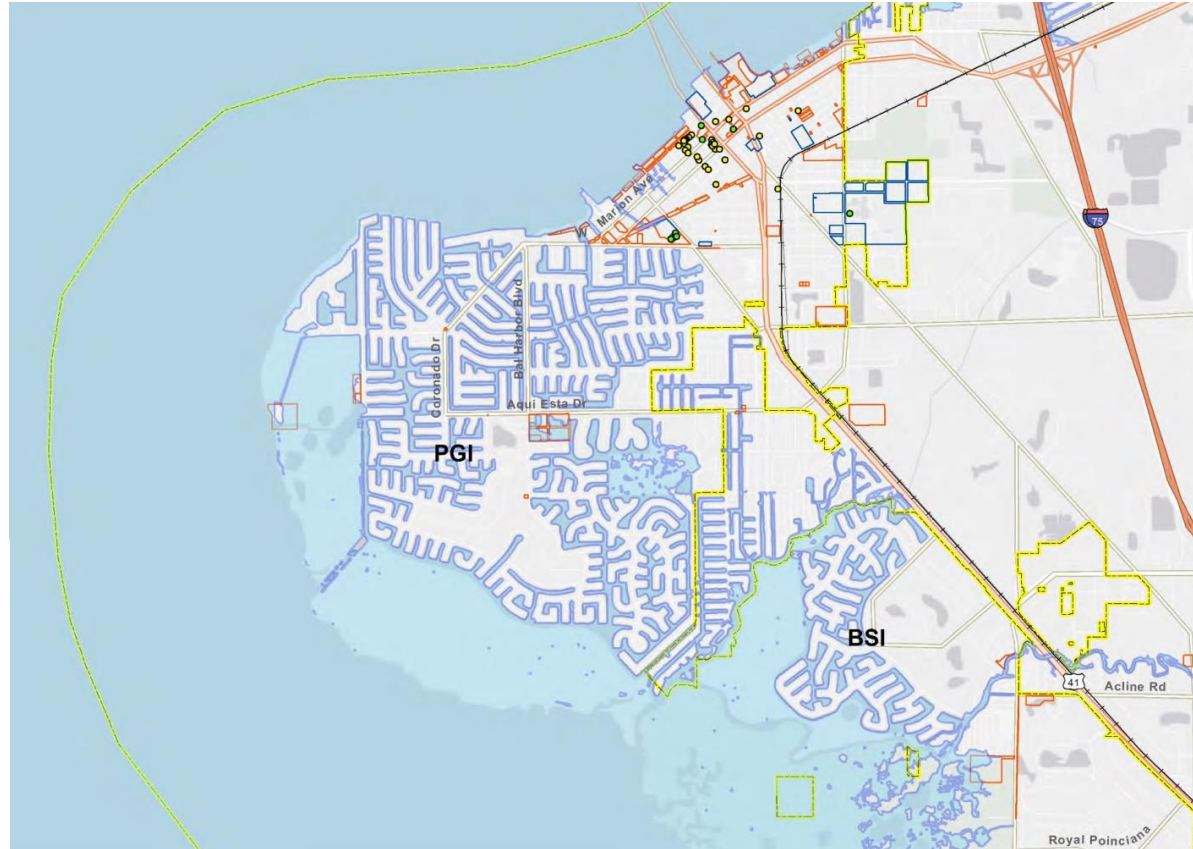
- Reflect implemented facilities since 2016
- Reflect 2019 Citywide Master Plan efforts
- Reflect Boaters Alliance Harbor Master Plan recommendations



Adaptation Focus Areas

Key Changes

- Reflect 2019 City Adaptation Plan recommendations for resiliency planning



Historic Element Changes

Incorporating Citywide Master Plan Concepts & Updated Data/Information

2016 Historic Resources Survey

- Update historic resources inventory

2019 Climate Adaptation Plan

- 2018 vulnerability assessment of public infrastructure and historic resources

Local Historic Register & Districts

- Add policy language
- Details regarding new local register and local Historic & Neighborhood Conservation Districts can be found in the Future Land Use Element

Housing Element Changes

Incorporating Citywide Master Plan Concepts & Updated Data/Information

Local Programs & Partners

- Update previous list of local housing partner organizations and programs

2019 Economic Development & Budgetary Analysis

- Incorporate new demographics data;
- New housing inventory data;
- New household trends;
- New migration patterns; and
- New housing market forecast information

Update Data Tables and Charts

- American Community Survey (2012-16)
- Bureau of Economic and Business Research (BEBR) University of Florida

2016 Historic Resources Survey

- Update National Register structures

Transportation Element Changes

Incorporating Citywide Master Plan Concepts & Updated Data/Information

Clarify / Expand Policy Language

- Define and include provisions for “low-stress” bicycle facilities per 2019 Citywide Master Plan Top 10 Priorities
- Add policies to implement traffic calming measures and complete streets standards in new street improvement projects
- Introduce concept of Constrained Corridors
- Introduce concept of FDOT Context Classifications

New Facilities Maps

- Update the Future Bicycle Facilities Map and added new maps for Future Trails and Future Roadway Network

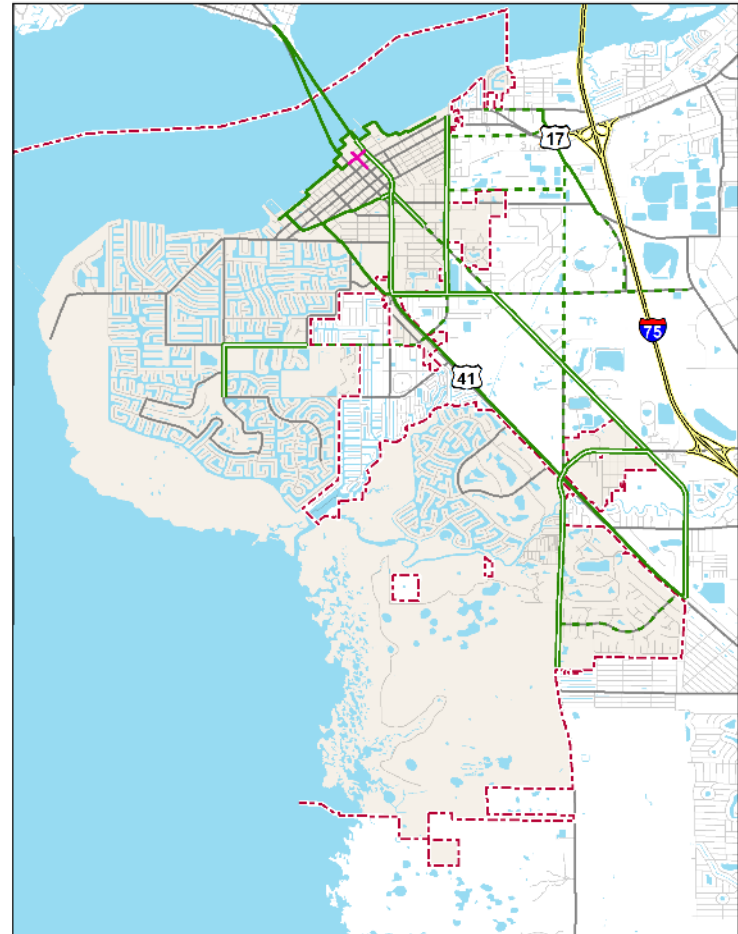
Recommended Trail Network

Key Changes

- Reflect 2019 Citywide Master Plan efforts
- Reflect trails implemented since 2016

Trail Network

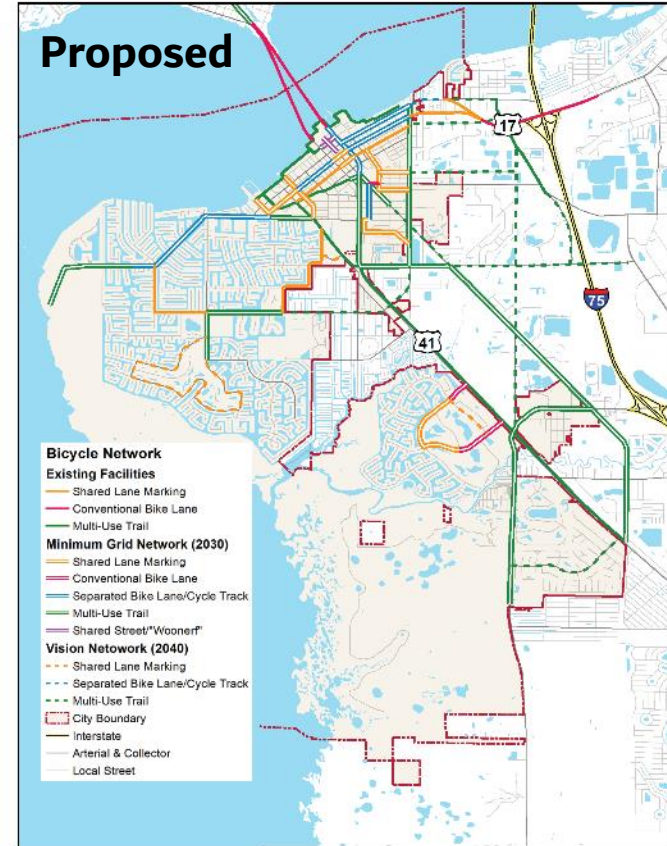
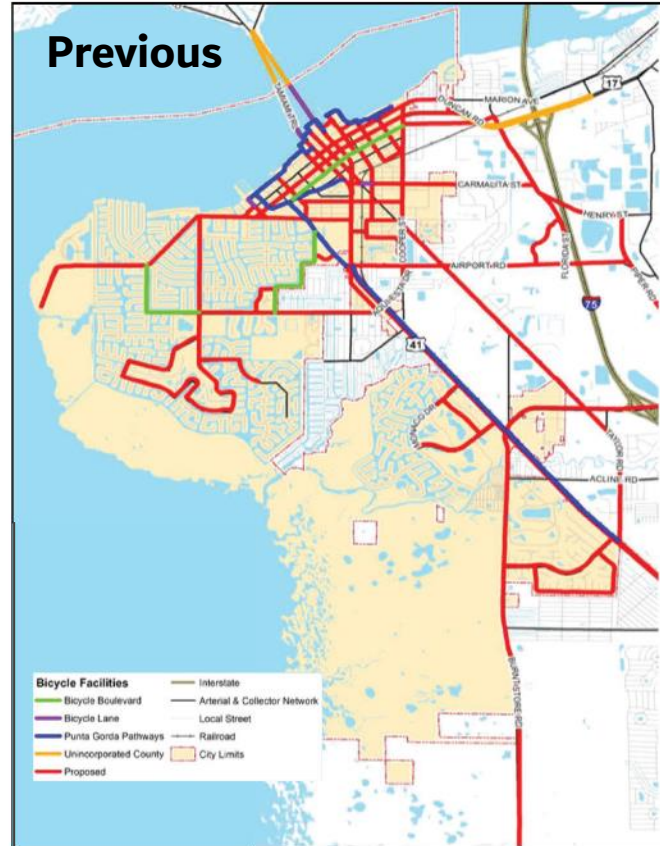
- Existing Multi-Use Trail
- Proposed Minimum Grid Multi-Use Trail (2030)
- Proposed Vision Network Multi-Use Trail (2040)
- Proposed Shared Street
- City Boundary
- Interstate
- Arterial & Collector
- Local Street



Existing Bicycle Facilities and Future Needs

Key Changes

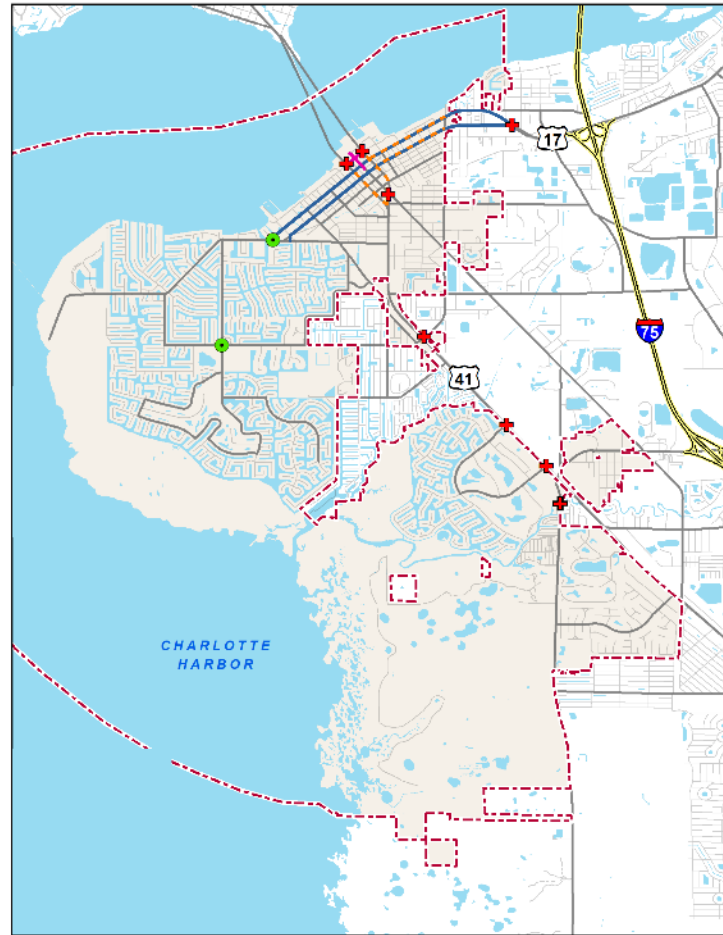
- Reflect 2019 Citywide Master Plan efforts
- Introduce new concepts for bicycle facilities: Separated Bike Lanes, Cycle Track, Multi-use Paths / Shared-use Paths, Shared Street
- Reflect implemented bike facilities since 2016



Proposed Street Network

Key Changes

- Reflect FDOT intersection improvements and lane repurposing needs
- Reflect need to study US 41 connections from Taylor Rd north to Aqui Esta Drive



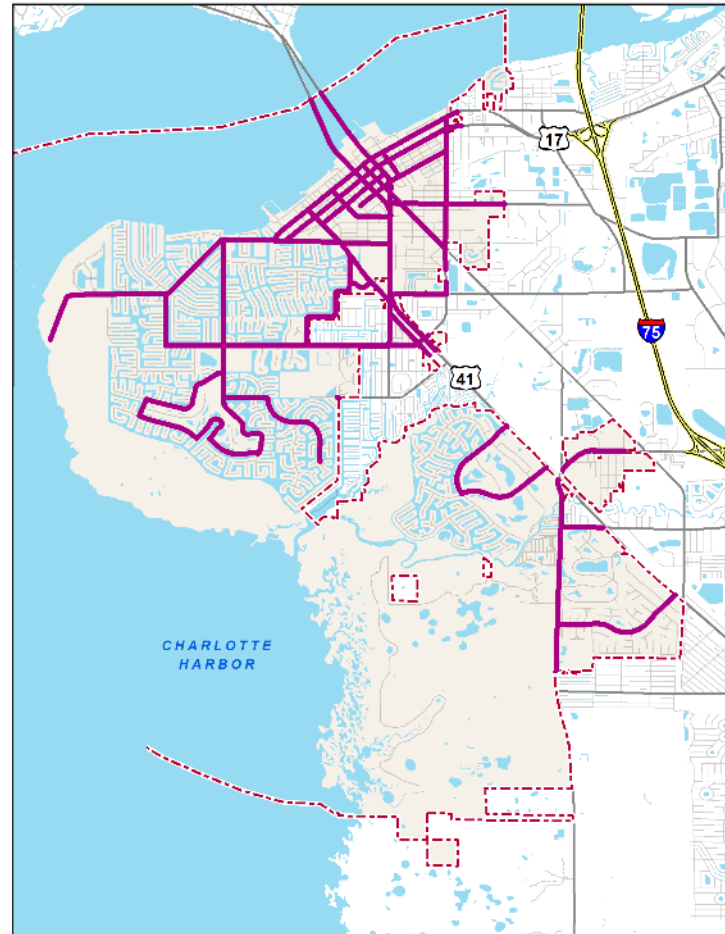
Proposed Street Network

- One-Way to Two-Way Conversion
- - - Lane Repurposing
- Shared Street
- + Intersection Improvement
- Roundabout
- - - City Boundary
- Interstate
- Arterial & Collector
- Local Street

Constrained Corridors

Key Changes

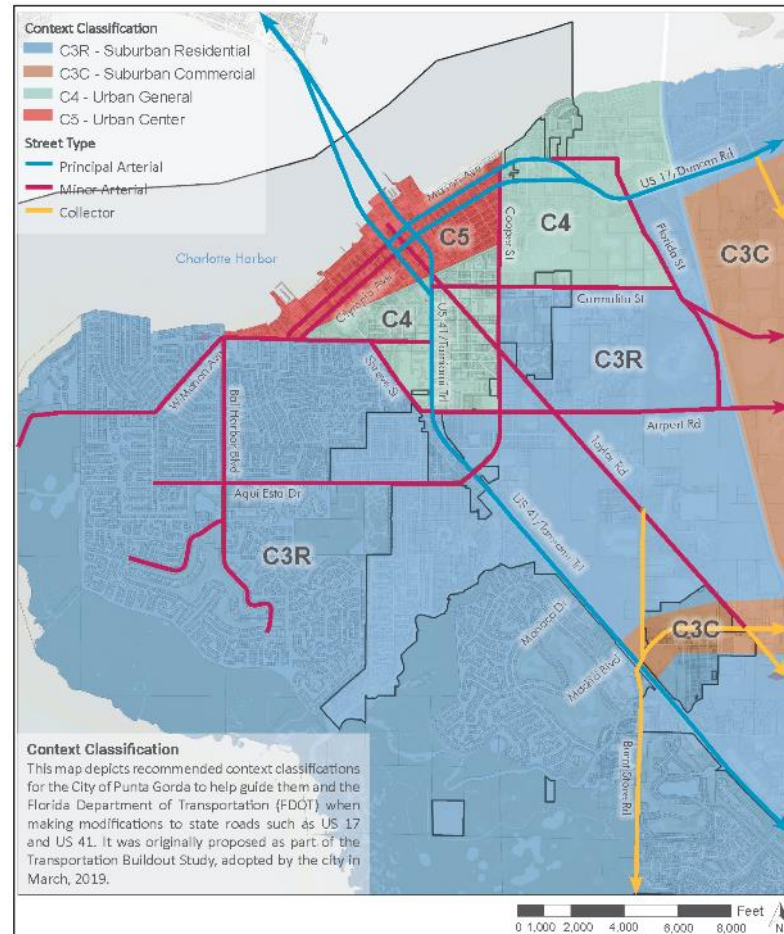
- Introduce concept of constrained corridors for arterial and collector roads



Recommended Context Classifications

Key Changes

- Reflect 2017 FDOT Context Classification System to specify roadway design speeds and minimum sidewalk widths



Future Land Use Element Changes

Implementing Key Ideas for the Citywide Master Plan

Allow for “Missing Middle”

- Calibrate Density tables
- Establish new land use categories (see map on next slide)

Clarify / Expand Policy Language

- Intent & purpose of Transfers of Development Rights
- CRA retirement date and current bond obligations per 2012 interlocal agreement
- Intent to implement policy via form-based code for specific areas within city

2019 Economic Development & Budgetary Analysis

- Add annexation analysis and real estate market analysis

Overlays & Historic Districts

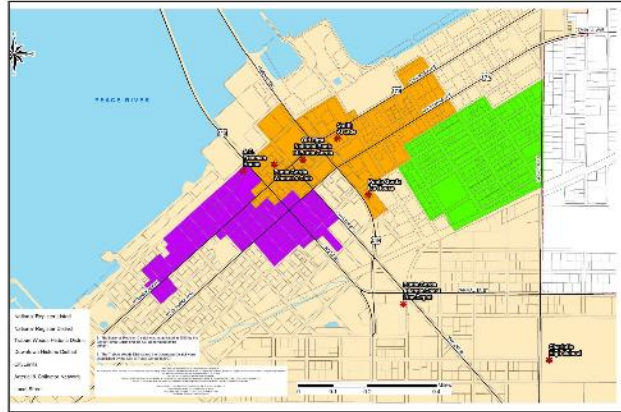
- Clarify “Overlay” v. “District” language
- Remove Medical District
- Introduce Maker & Interchange Commercial Overlays
- Establish local historic register and new local historic districts

Historic Districts and Contributing Structures

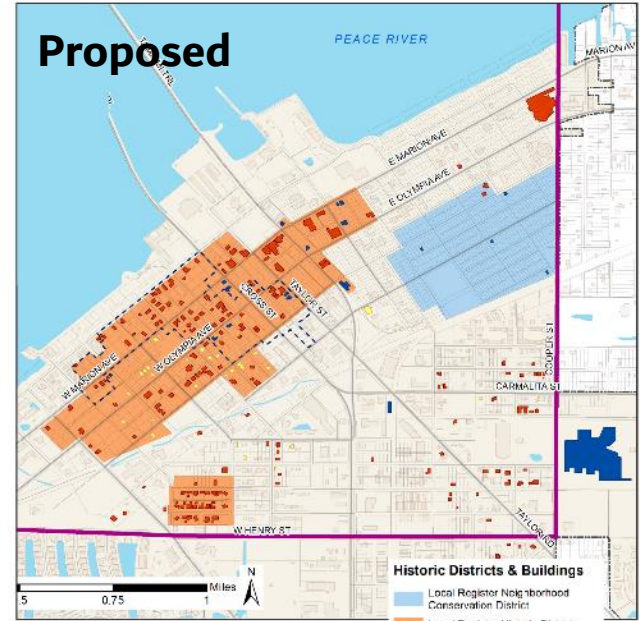
Key Changes

- Reflect 2019 Citywide Master Plan efforts
- Reflect 2016 Historic Resources Survey findings
- Changes made to Historic Overlay Areas: Downtown and Grace Street Mid-Century Historic Districts, and Downtown Neighborhood Conservation District

Previous



Proposed

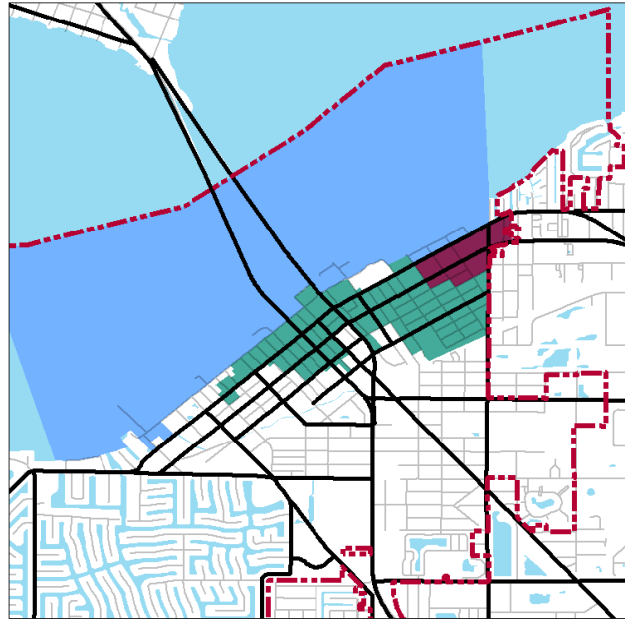


Overlay Areas

Key Changes

- Create consolidated map of overlay areas
- Reflect 2019 Citywide Master Plan efforts
- Introduce new Maker and Interchange Commercial Overlay Areas

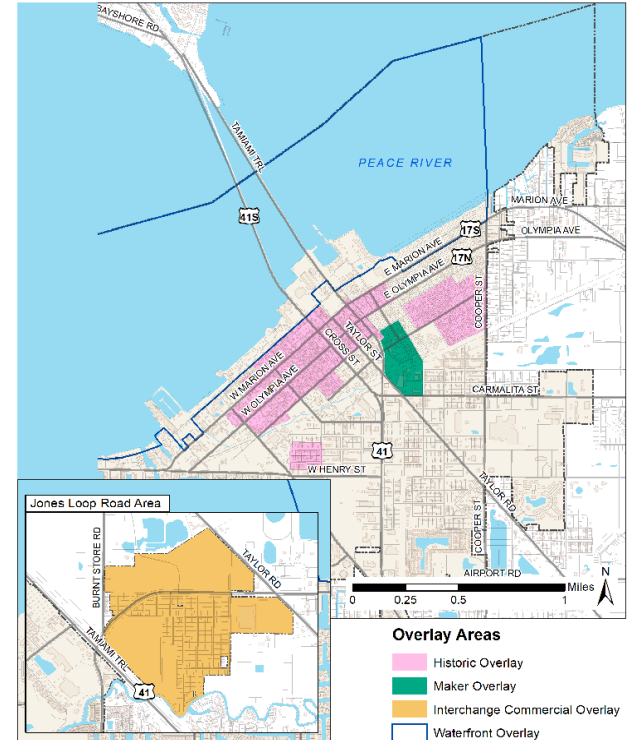
Previous



Land Use Overlays

- Waterfront Overlay
- Medical Overlay
- Historic Overlay
- City Boundary
- Interstate
- Arterial & Collector
- Local Street

Proposed



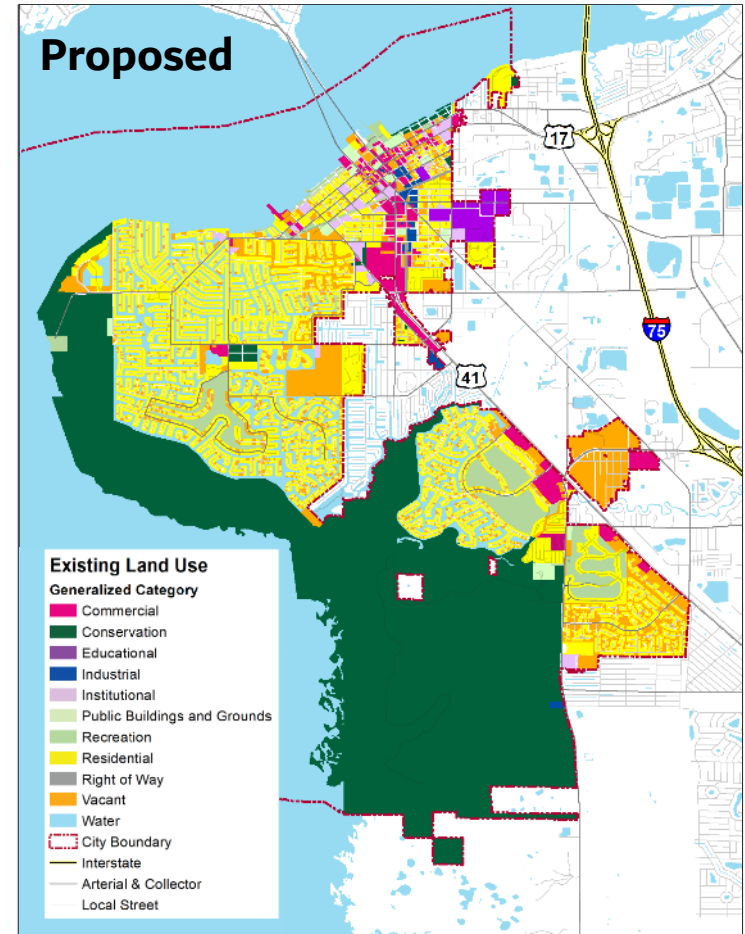
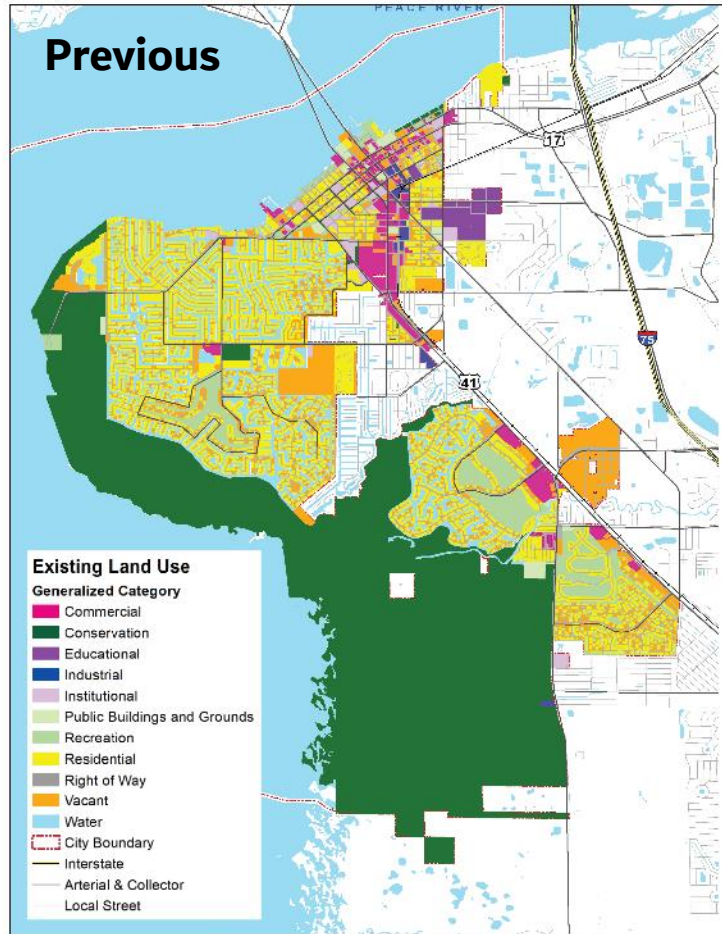
Overlay Areas

- Historic Overlay
- Maker Overlay
- Interchange Commercial Overlay
- Waterfront Overlay
- City Boundary
- Arterial & Collector
- Local Street

Existing Land Use Map

Key Changes

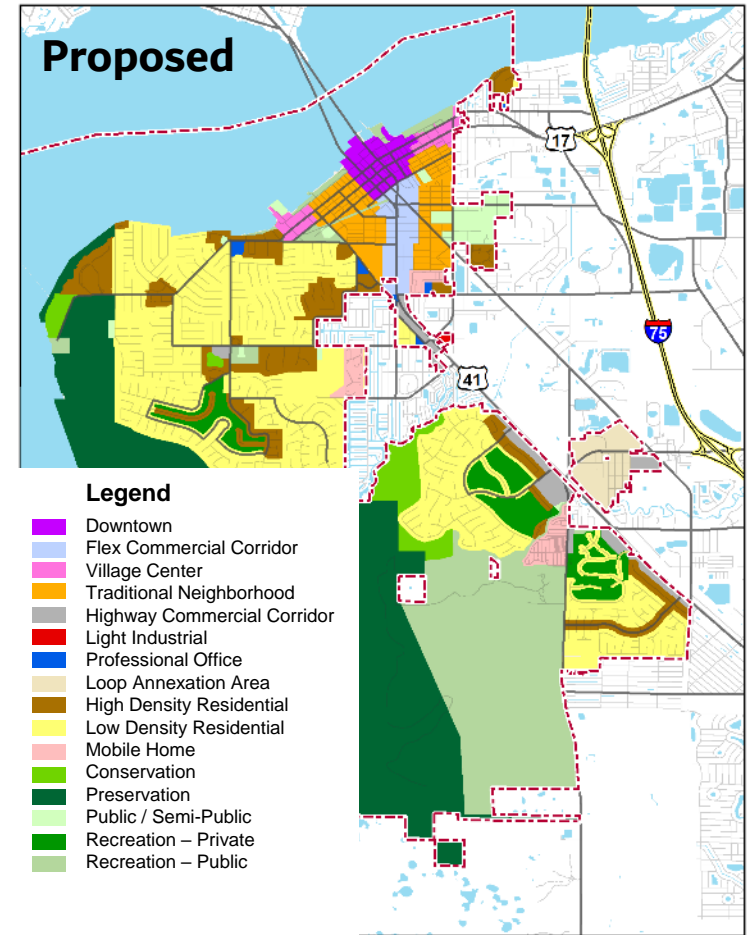
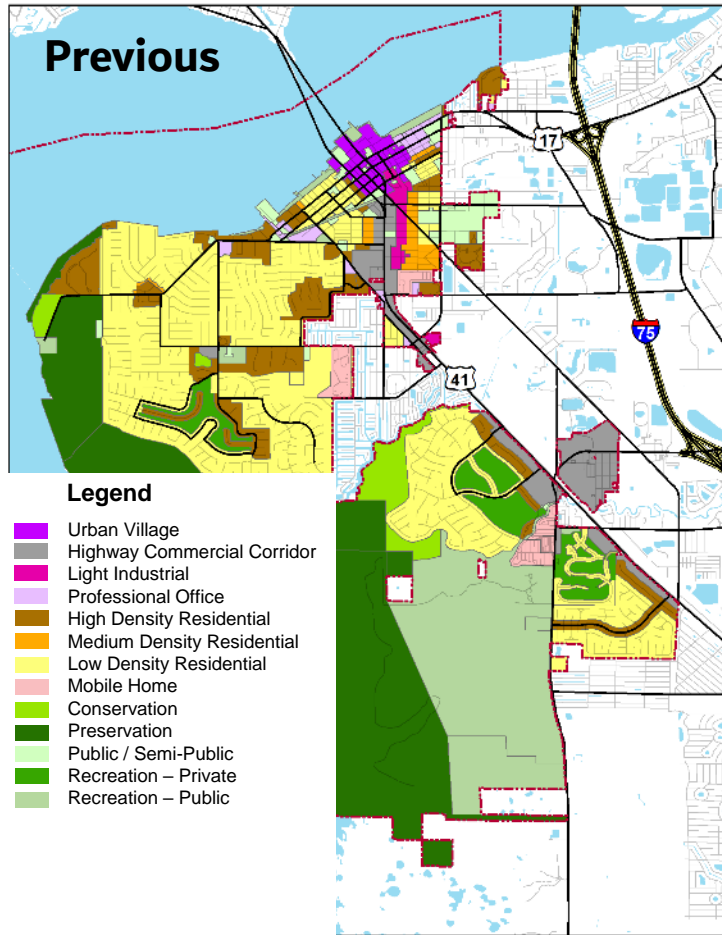
- Capture data since 2016
- Update boundary to include annexation area



Future Land Use Map

Key Changes

- Reflect 2019 Citywide Master Plan efforts
- Update boundary to include annexed areas
- Change land use designations of specific areas
- Introduce new land use designations for specific areas

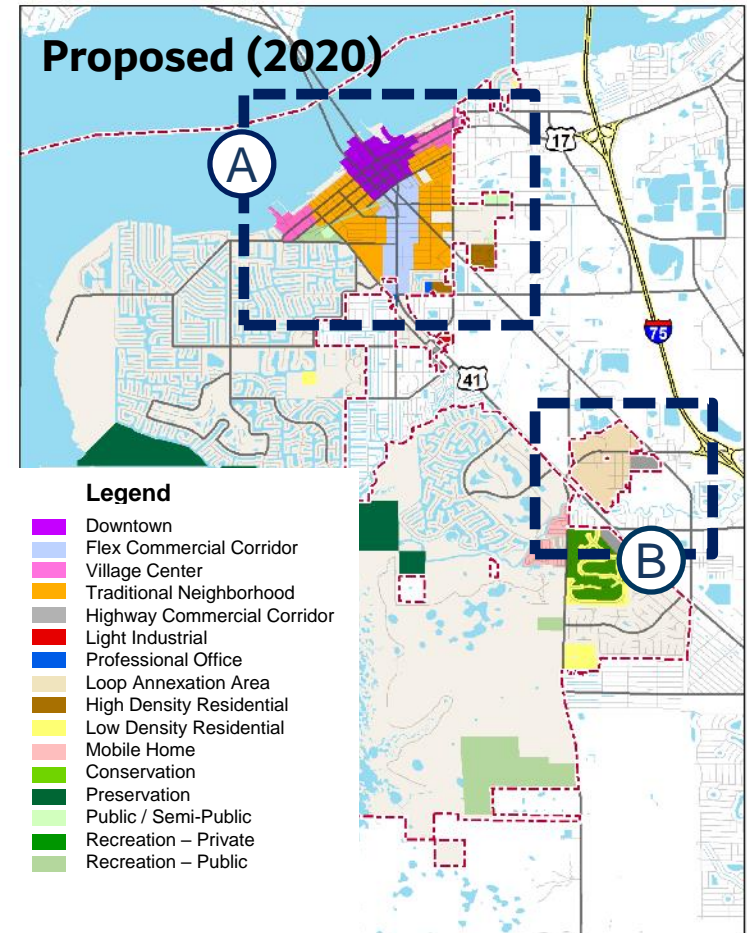
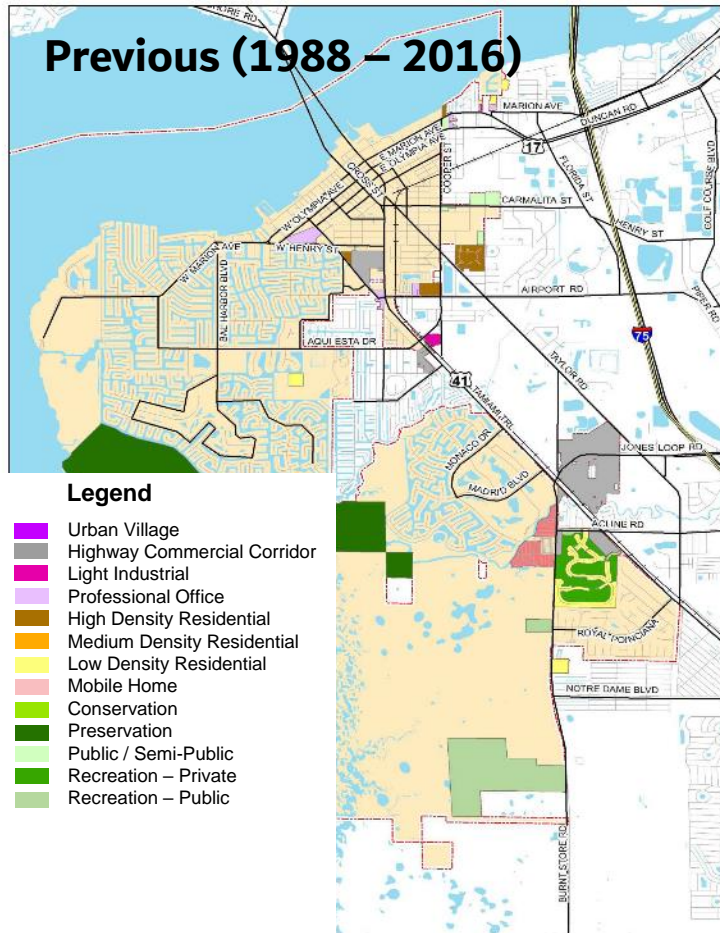


Future Land Use Map Changes Since 1988

Key Changes

(A) Downtown Area

(B) Loop Annexation Area

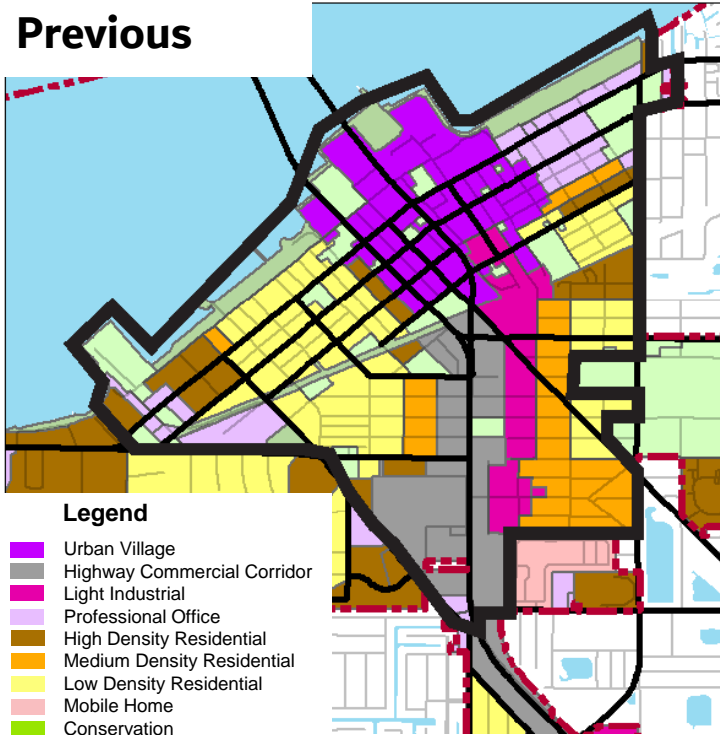


Future Land Use Change Downtown Area

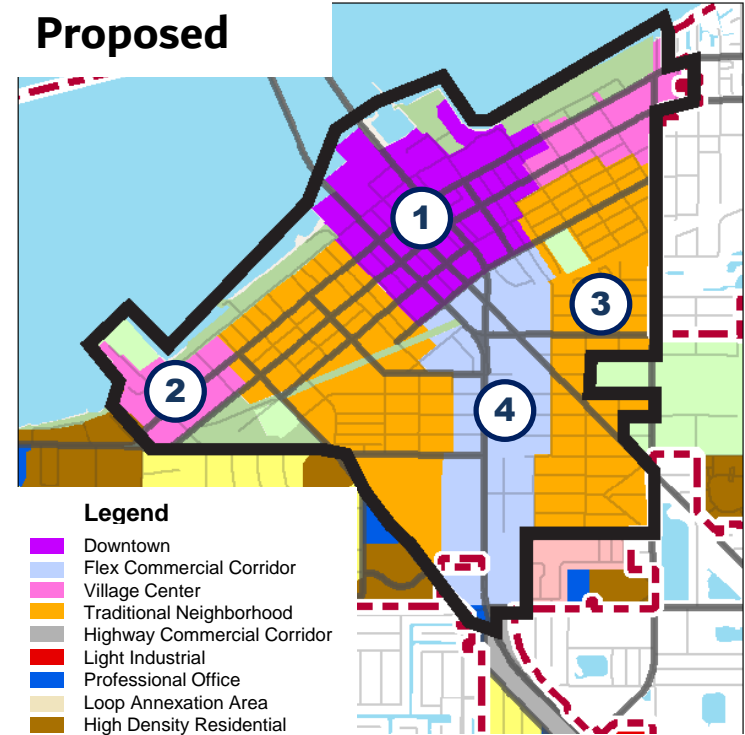
Key Changes

- ① Downtown
- ② Village Center
- ③ Traditional Neighborhood
- ④ Flex Commercial Corridor

Previous



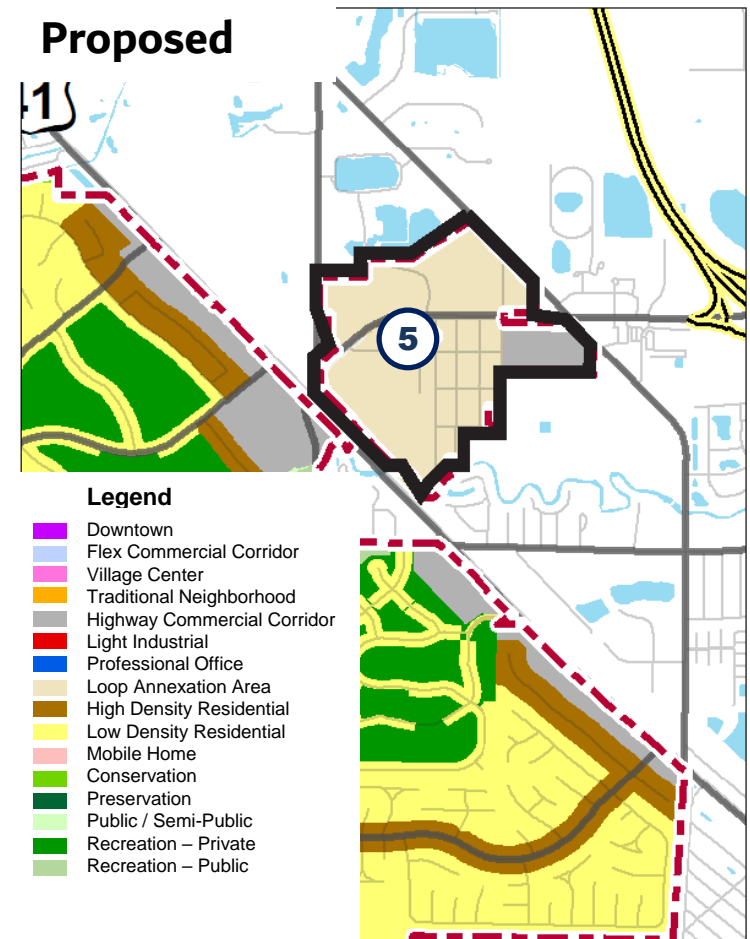
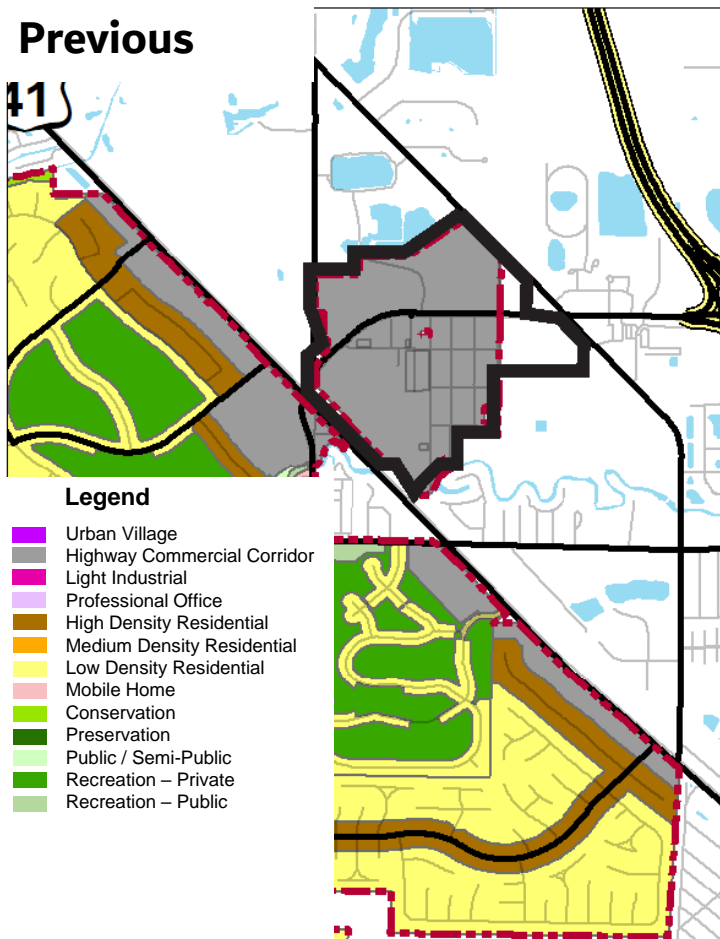
Proposed



Future Land Use Change Loop Annexation Area

Key Changes

5 Loop Annexation Area



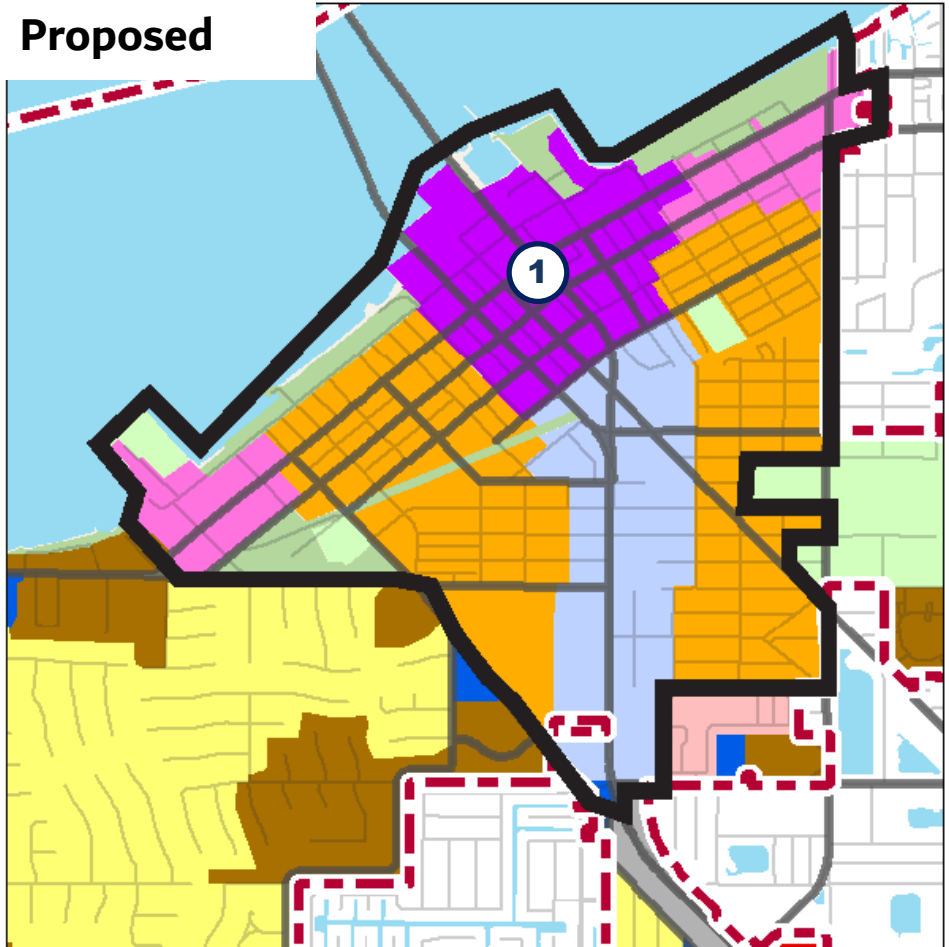
Background on Punta Gorda's Residential Density Caps

- Existing residential density caps are a vestige of the joint County/City Comprehensive Plan from the 1980s.
- Punta Gorda's historic neighborhoods have many attractive examples of buildings with densities higher than allowed today.
- Calibrating density is critical to support the goals of the Comprehensive Plan promoting compact and contiguous infill development, encouraging economic development and downtown revitalization, preserving historic character, and allowing for a diverse range of housing types.

Future Land Use Change

1. Downtown Area

- Legend**
- Downtown
 - Flex Commercial Corridor
 - Village Center
 - Traditional Neighborhood
 - Highway Commercial Corridor
 - Light Industrial
 - Professional Office
 - Loop Annexation Area
 - High Density Residential
 - Low Density Residential
 - Mobile Home
 - Conservation
 - Preservation
 - Public / Semi-Public
 - Recreation – Private
 - Recreation – Public



New Future Land Use Categories

Downtown

- Applies to the Historic Downtown Core of Punta Gorda
- Intended to be developed in a pedestrian oriented manner consistent with the historic pattern.
- A mix of retail, dining, offices, and multifamily residential are permitted.
- **Net residential density proposed: 35 DUA**



Sunloft Center: 201 W Marion Avenue

15 units on 0.89 acres = **17 DUA**

Density scenario: If 2nd & 3rd levels accommodated residential instead of office, then density would yield

32 – 45 DUA



Downtown Livermore, CA

- 4 Acres
- 222 Apartment Units
- 14,000 SF Commercial
- **55 Dwelling Units per Acre**
- 3 to 4 Stories in Height
- Form-Based Code



Downtown – Comparative Example



Downtown Livermore, CA

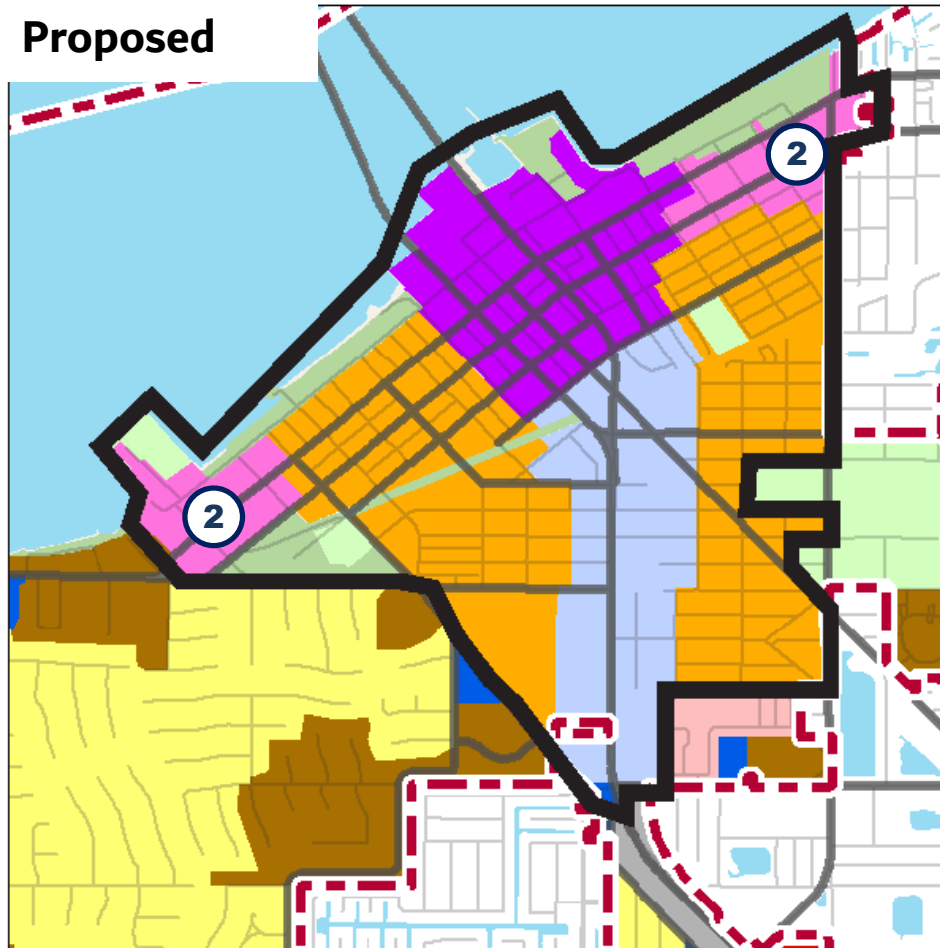
- 4 Acres
- 222 Apartment Units
- 14,000 SF Commercial
- **55 Dwelling Units per Acre**
- 3 to 4 Stories in Height
- Form-Based Code

Future Land Use Change

2. Village Center

Proposed

- Legend**
- Downtown
 - Flex Commercial Corridor
 - Village Center
 - Traditional Neighborhood
 - Highway Commercial Corridor
 - Light Industrial
 - Professional Office
 - Loop Annexation Area
 - High Density Residential
 - Low Density Residential
 - Mobile Home
 - Conservation
 - Preservation
 - Public / Semi-Public
 - Recreation – Private
 - Recreation – Public



New Future Land Use Categories

Village Center

- Applies to the Fishermen's Village area and the commercial core around the hospital and along Marion & Olympia west of downtown (previously the Medical Overlay District)
- Intended for smaller mixed-use commercial centers outside of the downtown core.
- Should be developed in a pedestrian oriented manner consistent with the historic pattern.
- **Net residential density proposed: 30 DUA**



Fishermen's Village: 201 W Marion Avenue

Density scenario: If all 100 suites were residential w/ studio apartments (no comm.) then 4.8 acres would yield approximately **21 DUA**

Village Center – Comparative Example



M Street in Atlanta, GA

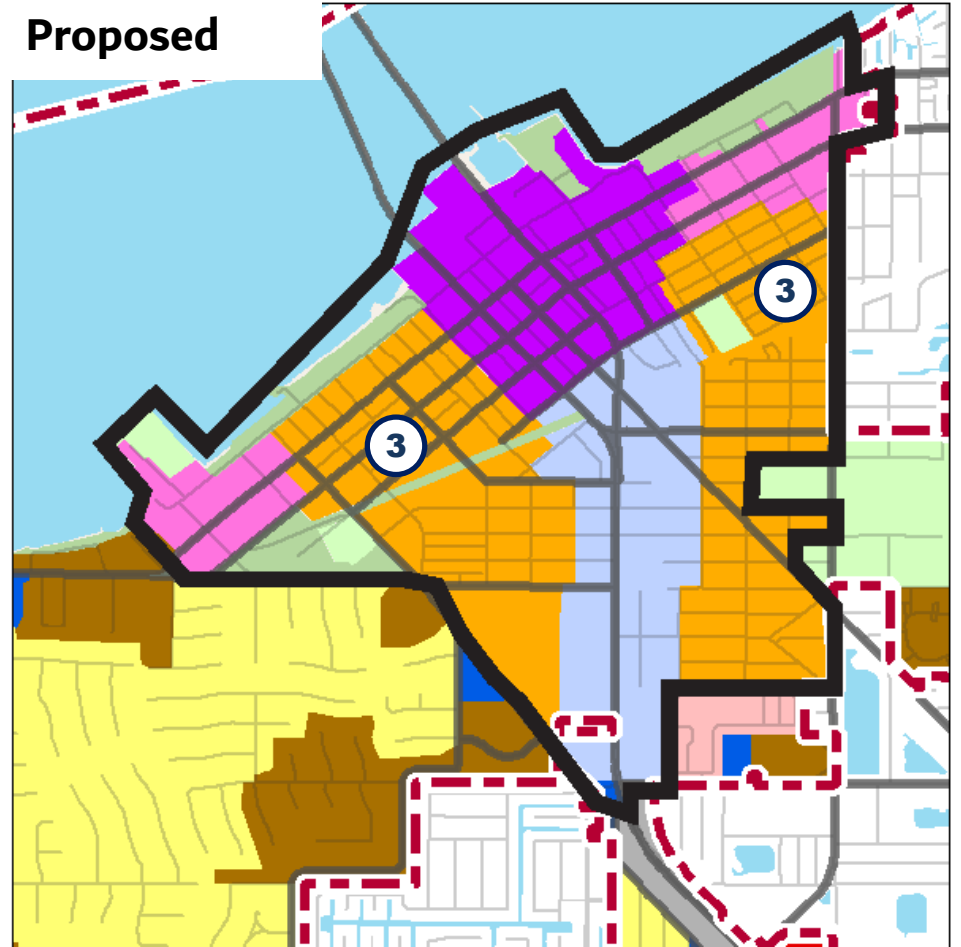
- 10 Acres
- 308 Apartment Units
- Some ground floor retail (coffeeshop)
- **31 Dwelling Units per Acre**
- 3 Stories in Height

Future Land Use Change

3. Traditional Neighborhood

Proposed

- Legend**
- Downtown
 - Flex Commercial Corridor
 - Village Center
 - Traditional Neighborhood
 - Highway Commercial Corridor
 - Light Industrial
 - Professional Office
 - Loop Annexation Area
 - High Density Residential
 - Low Density Residential
 - Mobile Home
 - Conservation
 - Preservation
 - Public / Semi-Public
 - Recreation – Private
 - Recreation – Public



New Future Land Use Categories

Traditional Neighborhood

- Applies to the older and historically platted neighborhoods of Punta Gorda surrounding the downtown core
- Intended to allow a unique mix of single-family and multifamily housing types such as duplexes, triplexes, cottage courts, small apartments, and townhouses.
- Should be developed in a pedestrian oriented manner consistent with the historic pattern.
- **Net residential density proposed: 25 DUA**



215 Goldstein St: Small Multifamily – 33 DUA



328 Fitzhugh Ave: Duplex – 22 DUA

Traditional Neighborhood – Comparative Example



Glenwood Park, Atlanta, GA

- 28 Acres Gross (22.4 Net)
- 328 Residential Units
- Small Lot Single-Family, Rowhouses, Stacked Flats & Condo Apartments
- 50,850 square feet of retail
- 21,000 square feet of office
- **10-30 Dwelling Units per Acre**
- 3 to 4 Stories in Height
- Form-Based Code



Glenwood Park, Atlanta, GA

- 28 Acres Gross (22.4 Net)
- 328 Residential Units
- **10-25 Dwelling Units per Acre**
- 2 to 4 Stories in Height
- Form-Based Code

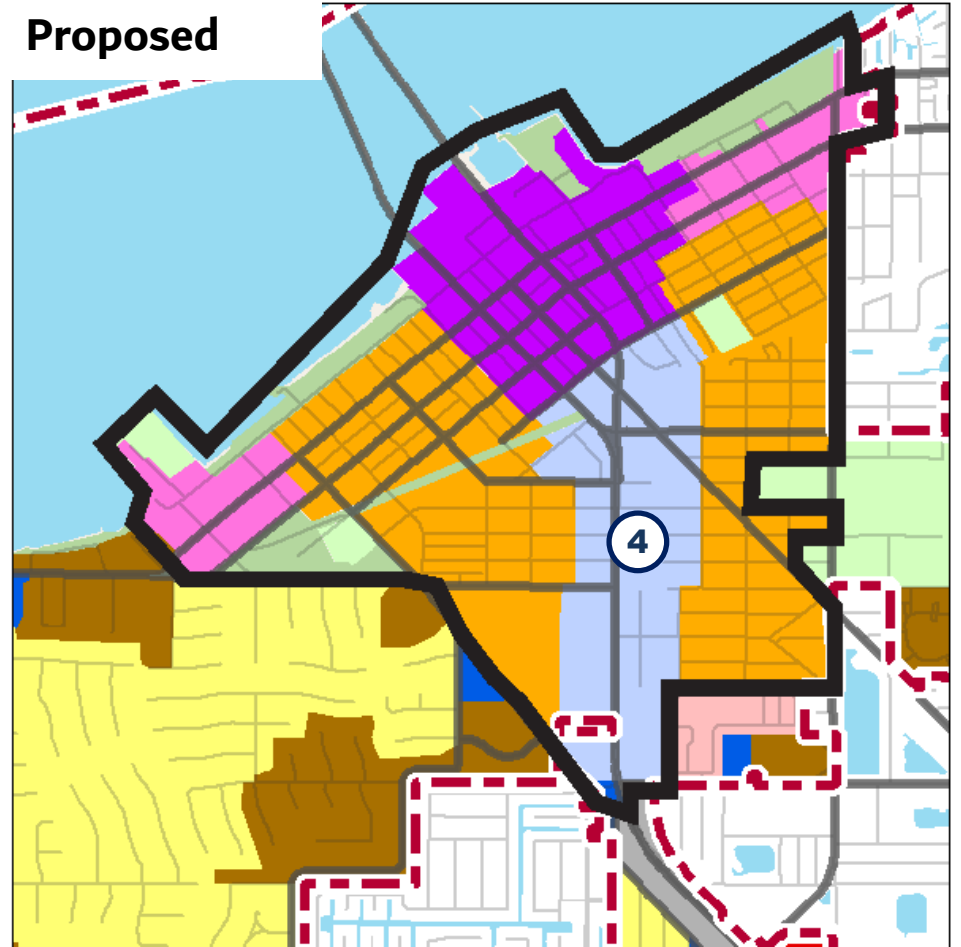


Future Land Use Change

4. Flex Commercial Corridor

Proposed

- Legend**
- Downtown
 - Flex Commercial Corridor
 - Village Center
 - Traditional Neighborhood
 - Highway Commercial Corridor
 - Light Industrial
 - Professional Office
 - Loop Annexation Area
 - High Density Residential
 - Low Density Residential
 - Mobile Home
 - Conservation
 - Preservation
 - Public / Semi-Public
 - Recreation – Private
 - Recreation – Public



New Future Land Use Categories

Flex Commercial Corridor

- Applies to the commercial corridor along US 41 from Airport Rd to Virginia St
- Intended to accommodate a wide array of commercial, office, light industrial, PDR (production, distribution, and repair) uses, as well as mixed-use redevelopment including multi-family residential.
- **Net residential density proposed: 25 DUA**

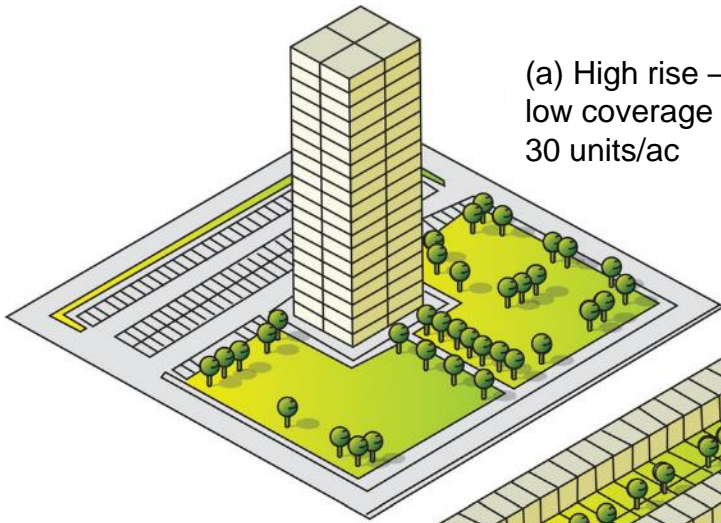


**Residential density is an important
growth management tool but
misleading as a community design tool.**

**Density caps by themselves do not control a building's
character, overall form, or street orientation.**

Same Density, Different Environments

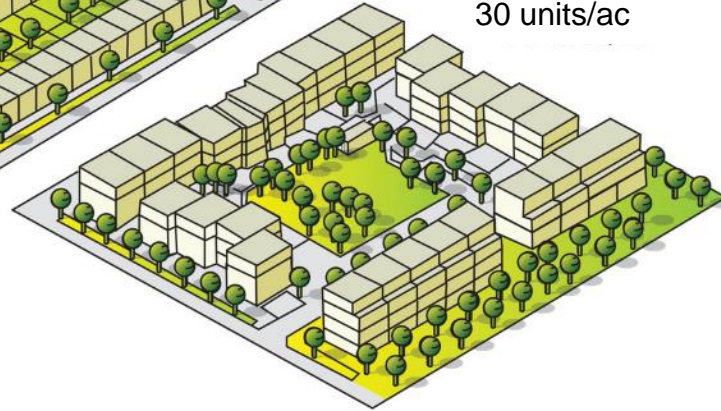
(a) High rise –
low coverage
30 units/ac



(b) Low rise –
high coverage
30 units/ac

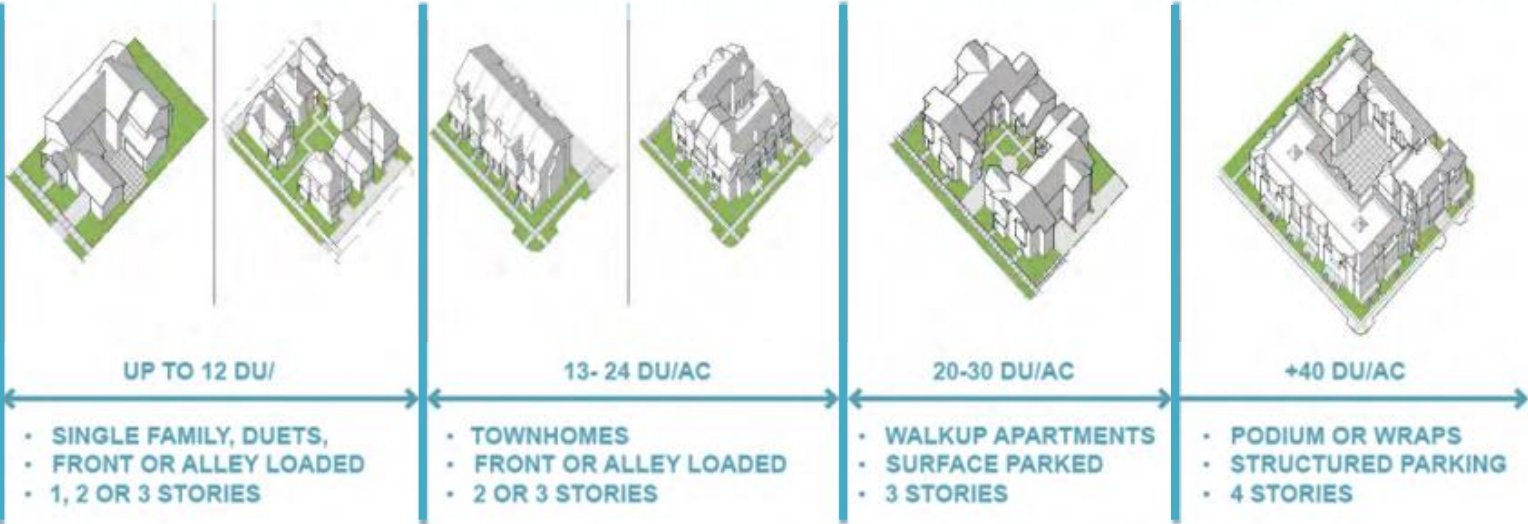


(c) Medium rise –
medium coverage
30 units/ac



LOW

HIGH



Many variables affect the usefulness of density calculations:

1. Land Area
2. Number of units
3. Size of units (studio v. 3-bedroom)
4. Ceiling heights (standard v. loft-like ceilings)
5. Mix of use (all residential v. some office / comm.)
6. Parking (# of spaces increases bulk of building)



- 1.3 Acres
- 4 Stories
- Mix of 1, 2 & 3 bedrooms
- 48 units & 12 units/floor



- 1.3 Acres
- 4 Stories
- 1 bedrooms only
- 64 units & 16 units/floor

Relationship Between the Comp Plan & LDRs

The comprehensive plan is a **broad policy framework** which a municipality follows when adopting local ordinances and making capital improvements.

Land development regulations and other ordinances that a municipality adopts must adhere to the plan's goals, objectives & policies; however, they will be **more specific & detailed** than the plan itself.

Comp Plan vs. LDRs: Overall Objectives

Comprehensive Plan:


- Manage overall location and scale of growth
- Coordinate needed facilities & services
- Preserve natural amenities

Land Development Regulations:


- Detailed regulations for development in accordance with the plan
- LDRs include zoning districts, rezoning procedures, subdivision regulations, building codes, and rules for signs, landscaping, etc.

State Review Issues for Comp Plan Changes:

1. Can **state roads** accommodate the traffic expected from the proposed changes?
2. Can **water, sewer, and drainage** facilities accommodate any projected population increases?
3. Will **public schools** be able to accommodate any increase in the number of students?
4. Are any **environmentally vulnerable lands** being compromised by the proposed changes?



If no, has the comp plan addressed the changes to public services/infrastructure needed to deal with these land use changes and has this planning been coordinated with local agencies?

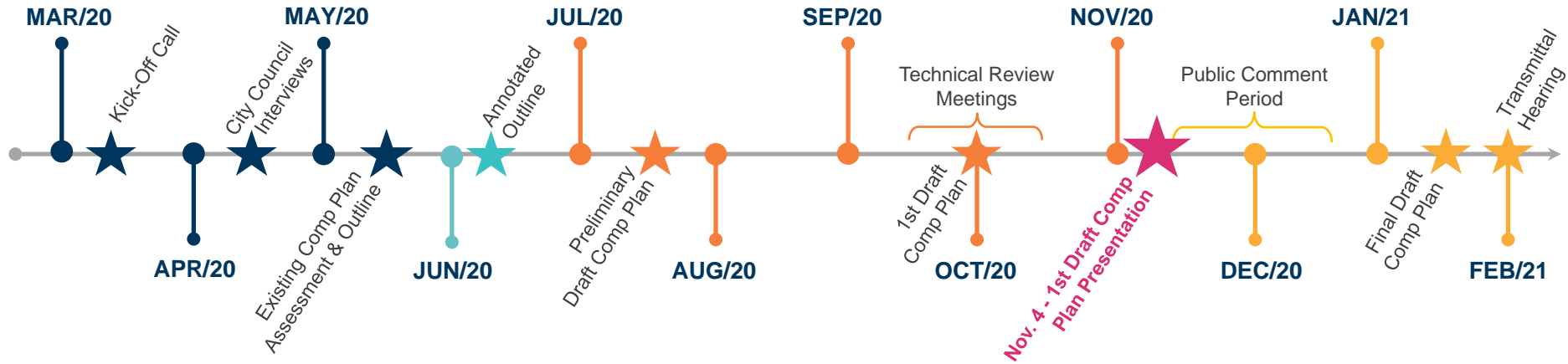


If yes, have adequate mitigation measures been included in the comp plan?

Local Considerations for LDR Changes:

1. Can property owners and residents understand what is permitted on any parcel?
2. Do the proposed regulations reduce previous development rights?
3. Do the proposed regulations permit development that matches the city's housing and economic development needs?
4. Do the regulations define building-to-street relationships that promote a walkable or drive-to environment where desired by the community?
5. Do the regulations define building form and bulk to achieve results consistent with the community's existing and/or desired character?
6. Are parking regulations prohibitive for small-scale and walkable redevelopment?
7. Do the regulations ensure that parking and stormwater will be properly managed?

Comprehensive Plan Timeline



COMP PLAN ASSESSMENT & PRELIMINARY OUTLINE

ANNOTATED OUTLINE

DRAFT COMP PLAN UPDATE, COUNCIL PRESENTATION & TECHNICAL MEETINGS

TRANSMITTAL & ADOPTION

Note: Following the Transmittal Hearing in February, the State will have a 60-day comment period to review the documents, putting the final Adoption Hearing sometime in April 2021, at the latest

THANK YOU!