

# Article 2

## Purpose and Intent

### Section 2.1. Purpose

Existing patterns of urban development have seriously compromised sustainable growth, the quality of life, and economic viability of cities. The practices of land use segregation and automobile dependent design have resulted in wide-spread loss of open space; increased traffic congestion and air pollution; environmental degradation; increased housing and infrastructure costs; inadequate provision of schools and public services; and growing areas of declining property values, crime, and poverty. The resultant loss of community identity [see examples in Exhibit 2-A.] adds to these problems by discouraging citizen awareness of, and participation in, community affairs.

#### Exhibit 2-A.



- A. Existing land use segregation and inappropriate residential development pattern
- B. Auto dependent land uses/sprawled strip center

Therefore, the purpose of these standards is not merely to provide the minimum regulations necessary to facilitate safe and orderly growth, but to also ensure that growth forms an integral part of a community of functional neighborhoods and retail centers; increases collective security and community identity to promote civic awareness and responsibility; and enhances the quality of life for the entire City to ensure the

greatest possible economic and social benefits for all residents.

To these ends, the Land Development Regulations, Districts, and Maps have been prepared with consideration of future growth; the promotion of a coherent built environment, which respects local and regional architecture; the promotion of an integrated and balanced transportation system based on pedestrian, transit, and automobile use; the adequate provision of water and sewer infrastructure, schools, parks, and other public necessities; and for the preservation and enhancement of the natural environment through the protection and replenishment of City forests by landscaping of the public realm and supplemental plantings for projects which reduce existing tree cover resources.

### **Section 2.2. Intent**

This Ordinance is necessary and adopted to promote the public health, safety, convenience, comfort, amenities, prosperity and general welfare of persons within the planning jurisdiction of the City of Punta Gorda. More specifically, the regulations are intended to:

- (a) Implement the City of Punta Gorda Comprehensive Plan and relevant portions of Plan Punta Gorda, the 2019 citywide master plan;
- (b) Define private property rights and protect property values;
- ~~(b)~~(c) Preserve and protect land, air, water, and environmental resources; ~~and property values;~~
- ~~(c)~~(d) Promote land use patterns that provide efficiency in service provision as well as wise use of fiscal resources and government expenditures;
- ~~(d)~~(e) Regulate the location, type, and intensity of development; and
- ~~(e)~~(f) Provide protection from Increase community resiliency to fire, flood, and other manmade and natural dangers.

### **Section 2.3. Implementation of the Comprehensive Plan**

The Land Development Regulations have been prepared in accordance with the City of Punta Gorda Comprehensive Plan, including revisions to the Comprehensive Plan that were adopted in 2024 to implement portions of Plan Punta Gorda 2019. It is intended that decisions made pursuant to this Ordinance will implement and be consistent with the Comprehensive Plan. An amendment to the text of this Ordinance shall be considered consistent with the Comprehensive Plan if it carries out ~~complies with~~ the Comprehensive Plan's goals, objectives, and policies regarding the development, redevelopment, and preservation of land and does not allow development that exceeds regulatory maximums set forth in the Comprehensive Plan. A zoning map amendment shall be considered consistent with the Comprehensive Plan if the zoning map amendment is consistent with the "Future Land Use Map" and other relevant Goals, Objectives, and Policies of the Comprehensive Plan.