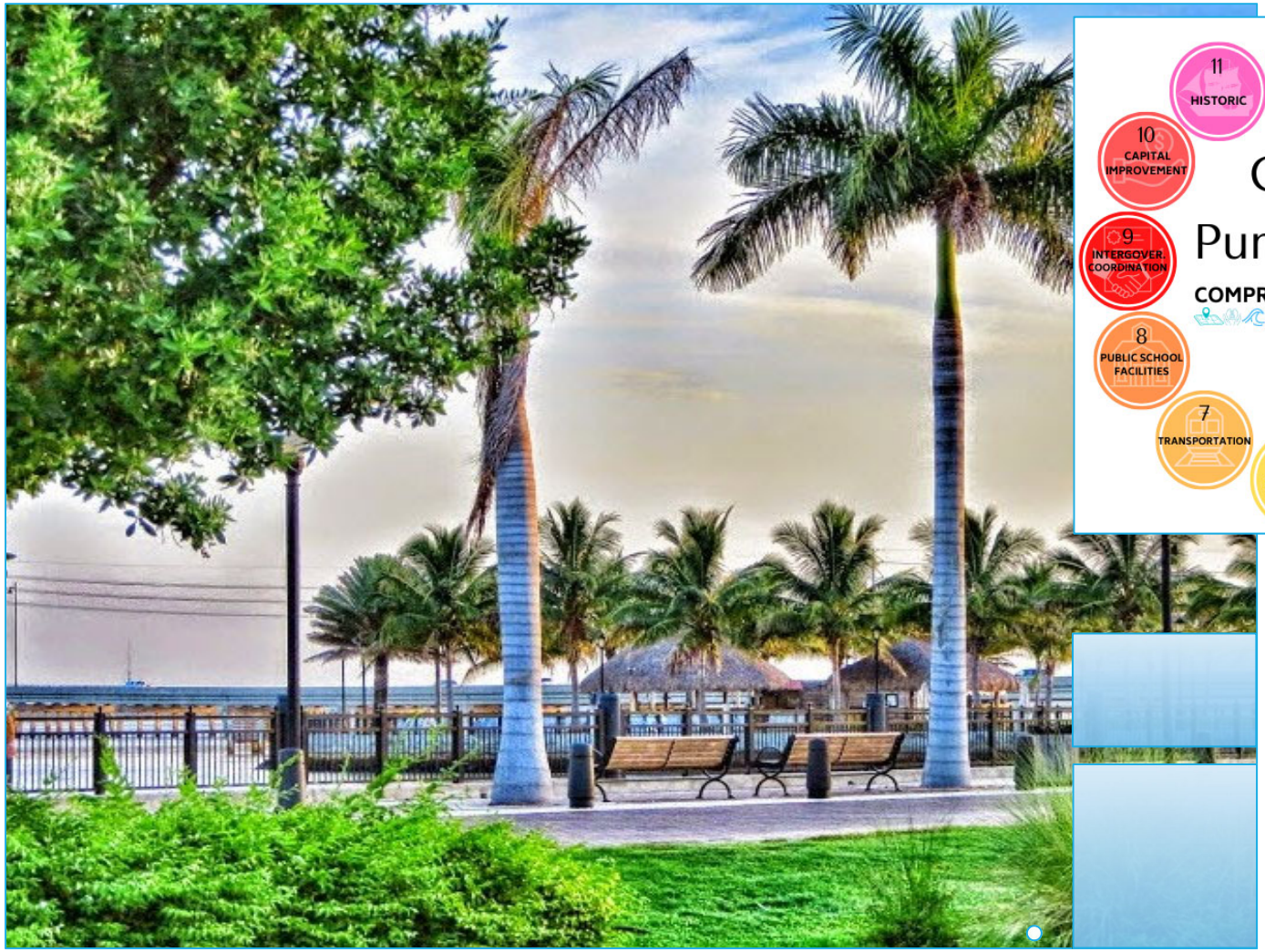


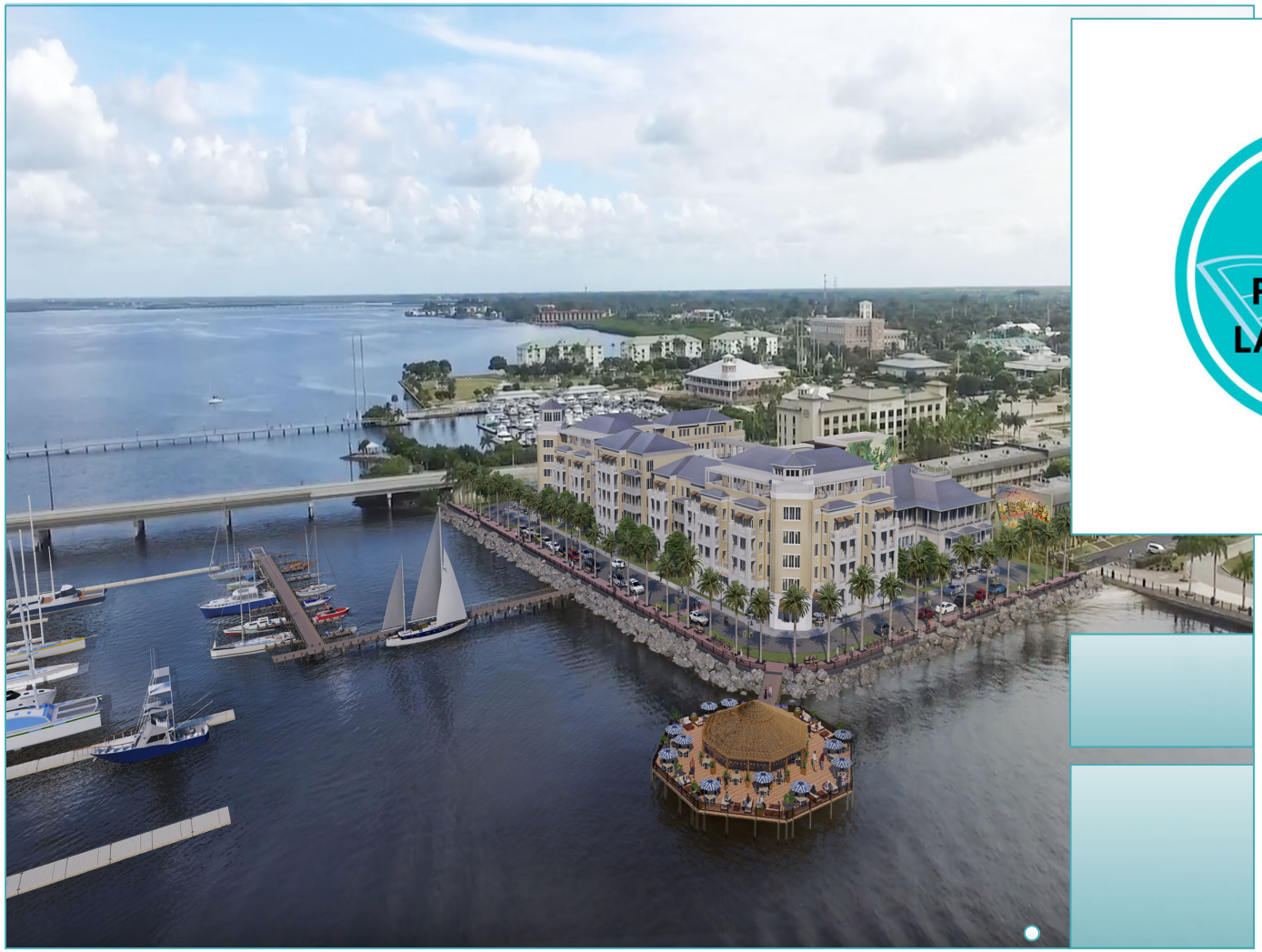


City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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1 FUTURE LAND USE

Future Land Use Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

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 plan horizon for the Goals, Objectives, and Policies in this plan is 2045.

The data and analysis portion of this element examines the planning period from 2016 to 2045. In addition, the data and analysis provide a history and inventory of existing development patterns in order to understand where the community is today through the filter of influences that shaped its past. All the analysis 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; when surveyor Kelley B. Harvey, hired by Isaac Trabue, 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 thirty-two (32) 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, 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. While the *2005 Citizens Master Plan* led to the implementation of a number of successful capital improvement projects, regulatory changes, new community programs, and strategic partnerships, a comprehensive list which can be found in the City's 2018 "Review of the 2005 Citizens Master Plan", a lack of commercial redevelopment and growing fiscal challenges led the City to proactively commission an update to the *Citizens Master Plan* in 2018—this time with a special focus on economic development, budgetary impacts, and revitalization. The City hired town planning firm Dover, Kohl & Partners to lead this new community engagement and planning process, along with economists from Partners for Economic Solutions (PES) and transportation engineer Richard Hall, from Hall Planning & Engineering (HPE).

The *2019 Citywide Master Plan* builds upon the findings and recommendations of the *2005 Citizens Master Plan*, especially in regard to urban design and sustainable growth. Both plans support the notion of a compact and contiguous pattern of development in the city, given the historic nature of Punta Gorda and the citizen's vision of the community as a great place to live, work, and play. Based on findings from PES's *Budgetary & Economic Analysis*, however, *the 2019 Citywide Master Plan* put greater emphasis on updating the city's existing comprehensive plan, zoning, and land development regulations to encourage realistic redevelopment, especially in the Downtown and in other areas already served by City infrastructure and services. PES's report also highlighted additional economic challenges, including the nationwide decline in brick-and-mortar retail and Punta Gorda's highly seasonal population and its economic reliance on the tourism and service industries. These challenges, exacerbated by the COVID-19 pandemic of 2020 and its impact on leisure travel, hospitality, ecommerce, and overall employment, underscore the importance of focusing on existing City assets, diversifying housing types, and taking a measured and fiscally responsible approach to annexation, all of which were key recommendations of the *2019 Citywide Master Plan*.

Beyond ensuring a sustainable development pattern that minimizes the cost of delivering municipal services and infrastructure while increasing quality of life, the *Future Land Use Element* seeks to document, preserve, and enhance existing historic and natural resources. Historic assets define the character of the community giving it a connection to the past and helping to define its unique sense of place. Protection of environmental resources is also 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, by mitigating the negative impact of natural disasters, including tidal flooding and storm surge.

The *Future Land Use Element* through the establishment of Goals, Objectives, and Policies (GOPs) 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. The GOP's 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.

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 throughout the plans horizon of 2045.

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 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 resources. This element also contains key data and goals concerning exceptional natural resource areas, wildlife corridors and other issues having implications for park and recreation location criteria and potential "greenway" linkages.
  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 Future Land Use Map (FLUM) (Map #5) be consistent with sound coastal policy, and that the policies of the *Future Land Use Element* promote compatibility between development activities.
- 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 Spaces 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* reflects the City's strategy for the delivery of infrastructure and other public services, which will serve a primary role in growth management. 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. It is updated annually pursuant to Florida Statutes.
- The *Historical Element* enhances the City's strategy to preserve and protect Punta Gorda's locally designated historic districts and landmarks by connecting key destination points through the Punta Gorda Pathways concept. These multi-use recreational trails will enable residents and visitors access to the city's most valued and important assets.
- The *Property Rights Element* ensures private property rights are considered in the government decision making process.

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

Florida Statutes (F.S.) are a collection of state laws organized by subject area into a code made up of titles, chapters, parts, and sections. The Florida Statutes are updated annually by laws that create, amend, transfer, or repeal statutory material. Several chapters are specifically identified in the City of Punta Gorda's Comprehensive Plan.

CHAPTER 163, FS

Chapter 163, FS (Local Government Comprehensive Planning and Land Regulation Act- also known 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.

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.

Local Regulations: City Ordinance

Chapter 26, Land Development Regulations

The City of Punta Gorda intends to update portions of Chapter 26 to implement recommendations in the 2019 Citywide Master Plan, including adopting a form-based code for certain areas within the city. The description of Chapter 26 below reflects the pre-existing status of Chapter 26 in the year 2020.Chapter 26 of the City Code of Ordinances is 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, discourage urban sprawl through the use of existing infrastructure and reduce 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 development. 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 4

Certain uses, not explicitly permitted in Article 3, may still be constructed, enhanced, or preserved provided they meet certain conditions described in this section of the code.

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. Planned developments are meant to facilitate new development and redevelopment which feature a good mixture of land uses and housing types and which contribute to the creation of a walkable and interconnected street network.

Other Regulatory Plans

Strategic Regional Policy Plan (SRPP)

The Southwest Florida Regional Planning Council (SWFRPC) 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. In 1987 the SWFRPC adopted a Strategic Regional Policy Plan (SRPP) and subsequently amended it in 1991, 1995, 2002 and 2011. The 2011 SRPP provides a long range guide for the physical, economic, and social development of the region for the purpose of creating a healthier and sustainable future.

The City continues to participate in projects that protect our greater natural resources through the acquisition of regionally significant lands which provides for a variety of values and

functions. Through public awareness and educational programs recommended in the SRPP, the policies of the *Recreation and Open Spaces Element*, and the sound growth management practices, the City will continue to proactively promote planning strategies which protect and enhance the provision of regional open space and recreation. 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.

City Plans

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 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 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."

2009 Parks and Recreation Master Plan

Adopted in 2009, the Park and Recreation Master Plan provides an inventory of existing and proposed park sites; evaluates each site for its design as a passive or active park; details how the community wants to use each park (for festivals, art markets, relaxing, sports activities, etc.) with amenities added accordingly; and evaluates its level of service (LOS) to the residents. The benefits identified in the City's Park and Recreation Master Plan promote the city's sense of place by providing a strong foundation on which the parks and recreation system can continue to grow and develop, creating a boater's destination and increasing business opportunities. This development is essential for a sustainable community. Our health, community, economy, and environment all benefit from investments in a well-developed parks and recreation system. The plan is updated every five (5) to ten (10) years.

Complete Streets Resolution

In 2014, the City adopted a Complete Streets Ordinance to ensure that the safety of all roadway users would be at the forefront of any transportation planning, engineering, construction, or infrastructure rehabilitation project within the city. This ordinance marked the renewal of a long-standing City commitment to bicycle and pedestrian modes of transport as well as enhancing the quality of life for all residents and visitors through investment in roadway safety.

2019 Transportation Buildout Study

In March of 2019 City Council adopted the findings and recommendations of the 2019 Transportation Buildout Study. Developed with guidance from technical analysis and stakeholder and community input, the objectives of this study

were to identify long-term transportation needs and provide strategic guidance on implementing additional studies and capital projects to meet those needs, including the future development of the Charlotte County/Punta Gorda MPO 2045 Long Range Transportation Plan. The report includes an examination of existing conditions such as crash data and area specific population and employment projections to 2045, as well as traffic modeling and analysis through 2045, new context classifications, and key action items such as roadway improvements.

2019 Punta Gorda Climate Action Plan

The Punta Gorda Climate Action Plan was completed in June of 2019 and adopted as an addendum to the 2009 City of Punta Gorda Adaptation Plan. Funded by a NOAA Resiliency Planning grant, and contracted out to Taylor Engineering Inc., this Climate Action Plan includes a vulnerability analysis for city-owned critical infrastructure given different inundation scenario, a living shoreline technical guide, and updated adaptation strategies for pre-defined Adaptation Focus Areas.

Plan Punta Gorda: Citywide Master Plan (2019)

With new concerns regarding the economic and fiscal sustainability of the city given its existing tax base, job growth, demographics, and neighboring planned developments, the City of Punta Gorda commissioned an update to the 2005 Citizens Master Plan, with a focus on economic feasibility and budgetary impacts. The Citywide Master Plan was accepted by City Council in November 2019 and includes recommendations and strategies regarding housing, commercial development, historic preservation, land use, boating, streets and mobility, and open space. A dedicated public planning process was initiated for this Master Plan to allow community members to engage with each other, city staff, leadership, and planning consultants and envision the future of Punta Gorda together. The Plan also includes a comprehensive list of strategies and actions items to achieve this future vision, as well as an implementation matrix that includes key information on how to enact the plan over time.

IV. INVENTORY & 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. In 1887 a group of residents opposed to Isaac Trabue's efforts to control the development of the town gathered to vote on incorporation. 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 thirty-two (32) square miles of land and water. The city limits generally follow the centerline of 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 contains most of the contiguous portions of the State Charlotte Harbor Buffer Preserve. 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.

In the aftermath of hurricane Charley, 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.

Figure - Regional Locator Map

Population

Florida's population has increased from the 1940's through the 2020 Census. The Office of Economic and Demographic Research (EDR) reports a variety of statistics of all Florida counties and cities including population estimates. The population projections used by the City are based on the 2020 Census population and the 2020 (EDR) estimate. The City projections are also based on the projections published by the Charlotte County-Punta Gorda Metropolitan Planning Organization in the 2045 Transportation Plan.

Staff reviewed the City's population growth since 1990 using the Census population figures for the years 1990, 2000, and 2010, and 2020 to create population projections for 2030, 2040, and 2045. These projections are shown for the City of Punta Gorda, Unincorporated Charlotte County, the County-wide total and the City of Punta Gorda percent share of the total county population are shown in Table 1.1 - City of Punta Gorda's/ & Charlotte County Population.

Table 1.1 – City of Punta Gorda's/& Charlotte County Population

Place	1990	2000	2010	2020	2030*	2040*	2045*
City of Punta Gorda	10,747	14,344	16,641	19,471	21,768	24,337	25,773
Unincorporated County	100,228	127,283	143,337	167,376	187,126	209,207	221,550
Total	110,975	141,627	159,978	186,847	208,894	233,544	247,323
% of Share	10%	10%	10%	10%	10%	10%	10%

*Population projections
Source: The US Census Bureau, The Office of Economic and Demographic Research (EDR)

Projections for the city of Punta Gorda were then developed using the University of Florida Bureau of Business and Economic Research (BEBR), and the Office of Economic and Demographic Research (EDR) 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 City used a linear growth rate of 1.18 percent per year for population projections.

Table 1.2 – City's Applied Growth Rates

Year	% Change
One Year	1.18%
Five Year	5.90%
Ten Year	11.80%
Source: City of Punta Gorda Urban Design	

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 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 region's 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 1.3 - Reserved

Table 1.4 – City of Punta Gorda's Seasonal Population (2010 – 2045)

Year	2010	2015	2016	2017	2018	2019	2020	2030*	2040*	2045*
Punta Gorda	16,641	17,675	17,884	18,095	18,308	19,961	19,471	21,768	24,337	25,773
Unincorp. County	143,337	149,466	151,096	152,744	154,410	161,809	167,376	187,126	205,648	221,550
Seasonal	35,195	36,771	37,175	37,584	37,998	39,989	41,106	45,957	50,597	54,411
Total County + Seasonal Population	195,173	203,912	206,155	208,423	210,716	221,759	227,953	254,851	280,582	301,734
*Population projection										

Source: City of Punta Gorda Urban Design, US Census, Bureau of Economic and Business Research (BEBR) University of Florida, and Southwest Florida Regional Planning Council

Workforce and Jobs

As described in Partners for Economic Solutions (PES) *Economic Development and Budgetary Analysis* (May 2019), prepared as part of the *2019 Citywide Master Plan*, the workforce living within Punta Gorda is relatively limited with less than 5,500 residents (30 percent of residents aged 16 or over) working or looking for work. This compares 39 percent of the Charlotte County population and 45 percent of the Southwest Florida population. Of the Punta Gorda residents that are employed, most (71 percent) work in white collar professions such as management, financial and professional services, sales, and administrative support, 19 percent work in service positions, and 11 percent are employed in blue collar professions such as construction, maintenance and repair, production, and transportation.

In terms of employment within Punta Gorda, according to the 2021 American Community Survey 5-Year Estimates, the employment rate is 31.7%, which is 23.7% lower than the national average. An average of all workers commutes 22.7 minutes to work, which is 4.4 minutes longer than the national average. According to data from 2015, most jobs are held by people living outside of the city limits. Of the 7,776 primary jobs located in Punta Gorda in 2015, only 711 (9 percent) were held by local residents. The cost of housing makes it harder for lower wage workers to live in or near the city. Among workers making less than $1,274 per month, 20 percent traveled more than 50 miles to work. Overall, in 2015, 47 percent of workers employed in Punta Gorda traveled more than 10 miles to get to work and 21 percent traveled more than 25 miles.

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.

Real-Estate Market Potential

As noted also in Partners for Economic Solutions (PES) *Economic Development and Budgetary Analysis* (May 2019), in 2016, the Punta Gorda housing stock was dominated by single-family houses (63 percent), while 25 percent of homes were in buildings with 5 or more units. In 2018, ESRI estimated that the city had a total of 13,203 units, of which 26 percent were vacant, including those occupied less than half of the year.

According to the 2021 American Community Survey 5-Year estimate, 27.7% of housing units in Punta Gorda are rented, however, the homeownership rate in the city is 81.2%, which is 13.8% higher than the rest of the state. Based on population projections prepared by the University of Florida's Bureau of Economic and Business Research (BEBR) and the average share of homes in Charlotte County that are built in Punta Gorda, future demand could be 1,000 to 1,300 new housing units by 2030. Given the overall range in BEBR's projections, though, this number could be as much as double that. Based on their analysis, PES recommended 35 percent of new housing units be multi-family rentals to better accommodate workforce demand.

Annexation is a good way to increase the housing stock and improve the real estate market potential of the city. Since 2004 the City of Punta Gorda has annexed over 1,700 acres (2.3+ square miles) into the incorporated city limits at the voluntary request of property owners. Some recent city annexations include Nino's Bakery / Punta Gorda Self Storage, Eagle Point Mobile Home Community, Jones Loop Road Property, Park Hill Mobile Home Community, Walmart and Murphy Oil, Additional Jones Loop Road Property, Cooper Street Property, Burnt Store Presbyterian Church, and River Haven Mobile Home Park. While some of these newly annexed properties bring already established housing stock into the city, the 22.8 acres of vacant, wooded lands along Jones Loop Road brings new housing stock. In a City Council meeting in 2020, the City approved a mixed-used development project at that location that will bring 297 new rental apartments in the city, consistent with the Punta Gorda Comprehensive Plan's goal of creating a lively, economically-viable, pedestrian-oriented town.

Before the Covid 19 pandemic, Punta Gorda's office market was relatively stable based on data from 2017, with 1.3 million square feet of space and an occupancy rate of 96.8 percent. All the existing office space was constructed before 2010, with one recent exception. The demand for office is closely linked to employment trends. The 2019 market analysis by PES recommended adding an estimate 220,000 square feet of smaller scale offices in downtown Punta Gorda, and medical offices surrounding the Bayfront Health area, by 2030. Post the Covid 19 pandemic, according to the 2021 American Community Survey 5-Year Estimates, 16.2% of workers worked at home. According to the same survey conducted a year before the pandemic, 11.9% of workers worked from home, showing a 4.3% decrease in the need for office spaces in the city.

Before the Covid 19 pandemic, tourism in Punta Gorda had increased significantly with the advent of passenger air service to Punta Gorda Airport, starting in 2007 with Allegiant Air. In 2018 they delivered 790,000 passengers; 150 percent higher than 2014. The sharp increase in air travel mirrored in the hospitality market. Hotel occupancies, excluding short-term rentals, increased from 49.3 percent in 2013 to 57.1 percent in 2014, and 69.5 percent in 2017. Tourism and a seasonal population also impact the city's retail market. With the expansion of on-line shopping and the national surplus of retail space, brick-and-mortar retailers face many challenges. Those competing most successfully offer authentic and personalized experiences. Downtown Punta Gorda is well positioned for this kind of retail. PES's market analysis in 2019 recommended an additional 20,000 to 25,000 square feet of well-designed retail space to round out existing offerings. However, according to a Comprehensive Economic Development Strategy (CEDS) report approved by the Southwest Florida Regional Planning Council (SFRPC) in 2022, tourism was one of the hardest hit sectors in the region because of the pandemic slowdown. When comparing tourism tax or "bed tax" collections for the Southwest Florida Region from previous years, the data shows that such collections had bounced back in the region since the last downturn in 2009. The region increased at a higher percentage (82.2%) than the State (60.9%). Then in 2020 with the pandemic, collections declined, falling from a regional high

of $98,954 in 2018-2019 to $90,176 in 2019-2020. This data shows that diversifying the economy beyond tourism should be a goal of the city, especially in the aftermath of Hurricane Ian.

Recent events, following the publication of the *Economic Development and Budgetary Analysis* in May 2019, should be noted when considering the market potential in Punta Gorda. In March of 2020, Florida recorded its first cases of the COVID-19 novel coronavirus, which originated in late 2019 in Wuhan, China. Soon after Governor DeSantis declared a State of Emergency. In April, the governor also instated a stay-at-home order, lasting through the end of the month, though he left additional emergency response measures and mandates to the discretion of local governments. With phased reopening occurring as early as May in several counties, Florida began to see a sharp surge in cases in June and July. As of August 20, 2020 the total reported cases of COVID-19 in Florida was up to 5888,602 and deaths reached 10,049. Charlotte County's reported cases was 2,435 and deaths were 106. Both the City of Punta Gorda and Charlotte County have followed CDC guidelines, implementing social distancing measures and mask mandates to help control virus spread.

In the aftermath of the Covid 19 pandemic, according to a University of Central Florida Institute for Economic Forecasting winter report for 2023-2026, The Punta Gorda Metropolitan Statistical Area (MSA) is expected to show mixed levels of growth in its economic indicators. Punta Gorda's Gross Metro Product will be $5,835.57. Average annual wage growth of 3.1 percent will lead to an average annual wage of $59,900, among the lowest level in the state. Personal income will grow by 5.1 percent. This will lead to a per capita income level of $43,100. Population growth will average 1.9 percent. Employment growth is expected to average a rate of 0.1 percent annually. The unemployment rate is estimated to average 5.5 percent. The Financial sector will lead Punta Gorda at an average annual growth rate of 2.7 percent. The Education and Health sector and the State and Local Government sector will expand at respective rates of 2.1 percent and 1.8 percent.

More than before, Punta Gorda will have to concentrate on protecting its existing assets, such as the historic downtown and restoring Fishermen's Village, once a colorful, vibrant artist colony and highly popular tourist destination, but now destroyed by hurricane Ian. Facilitating quality infill and mixed-use development in key locations will help support the overall economy and recovery. While single-family housing remains strong as an immediate response to the pandemic, existing shortages of workforce housing will be exacerbated by the induced economic recession, hurricane Ian, and high unemployment rate.

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 Urban Design Division 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 an orderly compact and contiguous pattern which benefits a wider economy and population while respecting the natural environment and

community historic character. 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.
- 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. 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 an important indicator for the City's future's planning analysis.

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 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 environmentally sensitive nature or is held in the public trust. 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

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

Institutional Other Public Facilitates

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 Element*.

Table 1.5 - Generalized Existing Land Uses in the City of Punta Gorda, 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 – Punta Gorda Existing Land Use. All data has been updated with information compiled by the City of Punta Gorda from the Charlotte County Property Appraiser data from May 2020.

Map #1 – Punta Gorda Generalized Existing Land Uses as of 2020

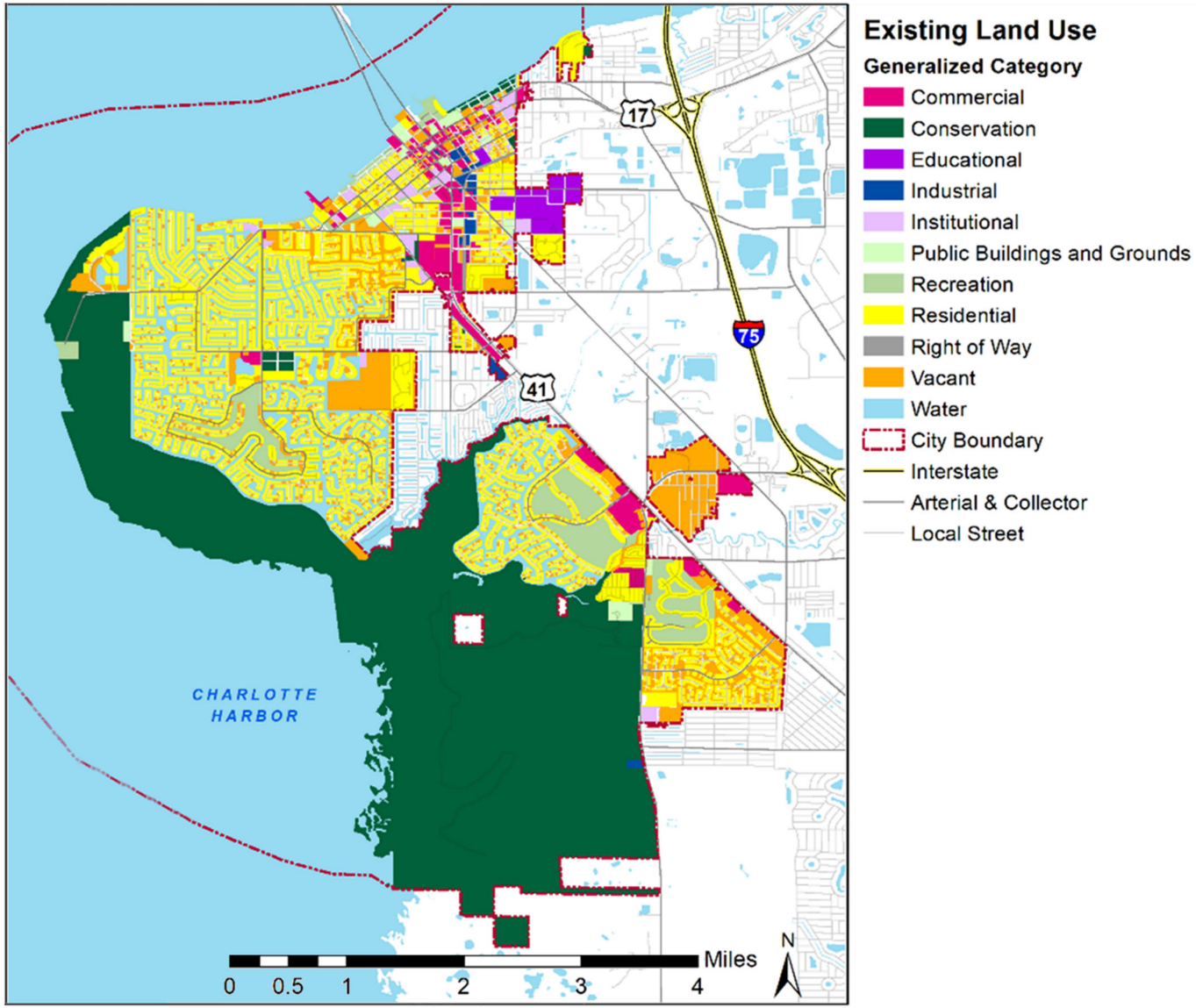


Table 1.5 – Punta Gorda Generalized Existing Land Uses as of 2020

Land Use	Acres	Square Miles	Percentage of Total Land Use
Residential	2,372.03	3.72	22.35%
Commercial	332.19	0.52	3.13%
Industrial	45.35	0.07	0.43%
Agricultural	0.00	0.00	0.00%
Recreational	569.42	0.89	5.37%
Conservation	4,987.19	7.79	47.00%
Educational	122.66	0.19	1.16%
Public Buildings & Grounds	78.41	0.12	0.74%
Institutional	104.15	0.16	0.98%
Vacant Land	1,041.90	1.63	9.82%
Right of Ways Land	957.54	1.50	9.02%
Right of Ways Water*	10,011.60	15.64	N/A
Historic Resources**	95.76	0.15	0.90%
Total Land Uses	10,610.85	16.58	100.00%

Source: 2016 and 2020 City of Punta Gorda & Charlotte County GIS
*Right of Ways Water includes all navigable waterbodies and are not added into the totals for land area.
**Historic Resources counts the total area of properties containing historic structures. They are individually assigned to other land use categories and are not added into the totals for land area.

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.

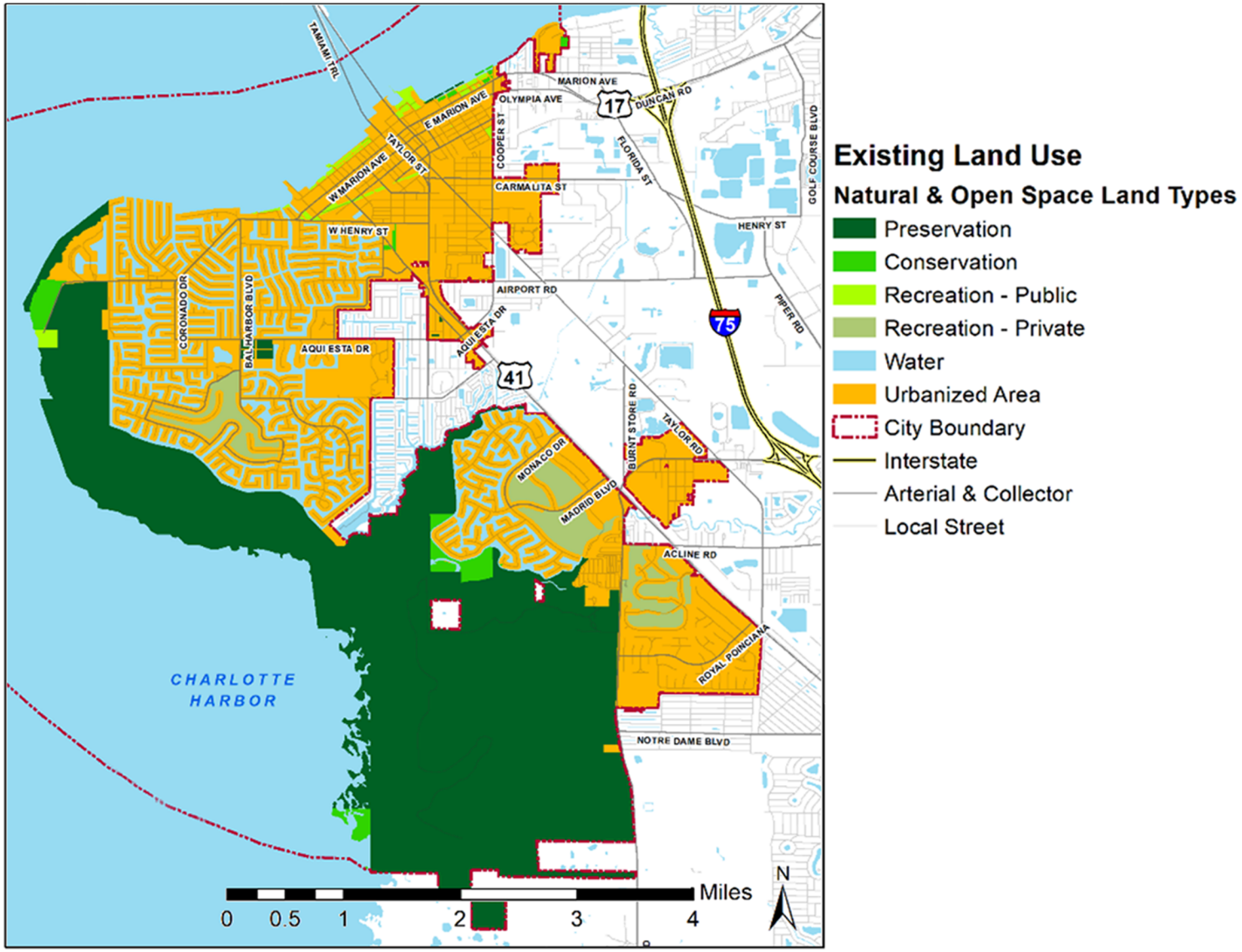
Recreation & Conservation: Recreation land uses are extremely important to the city of Punta Gorda. The acreages are identified in Table 1.6 - Recreation Land Uses in the city of Punta Gorda. Recreational lands are sub-divided into two classes Recreation-Public and Recreation-Private. Recreation-Public 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 and include golf courses, marinas, and tennis/athletic clubs.

Table 1.6 – 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	499.64	0.78	87.75%	4.71%
Recreation – Public	69.78	0.11	12.25%	0.66%
Total Recreation Uses	569.42	0.89	100.00%	5.37%
Source: 2016 and 2020 City Punta Gorda & Charlotte County GIS				

Map #2 – Conservation & Recreation Land Use Categories



Identified in Table 1.7 - Conservation Land Uses in the City of Punta Gorda are vitally important to the continued healthy functioning of Charlotte Harbor and providing the urbanized area of the city with a buffer during tropical cyclone events. In addition to important ecological functions, these conservation lands provide unique recreational opportunities for the citizens and visitors to Punta Gorda.

The City coordinated with the Florida Department of Environmental Protection to annex into the City boundaries approximately twelve hundred (1,200) acres of environmentally sensitive lands. This land provides a continuous boundary along the state conservation lands along the City's southwestern border. The City received 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 assisted the City in maintaining and improving their CRS from a Class 6 to a Class 5. The CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum National Flood Insurance Program (NFIP) requirements.

Table 1.7 - 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)	4,841.46	7.56	97.08%	45.63%
Conservation (Private Land)	145.73	0.23	2.92%	1.37%
Total Conservation Uses	4,987.19	7.79	100.00%	47.00%
Source: 2016 and 2020 City Punta Gorda & Charlotte County GIS				

The City's Conservation & Recreation Land Use Categories are identified on Map #2.

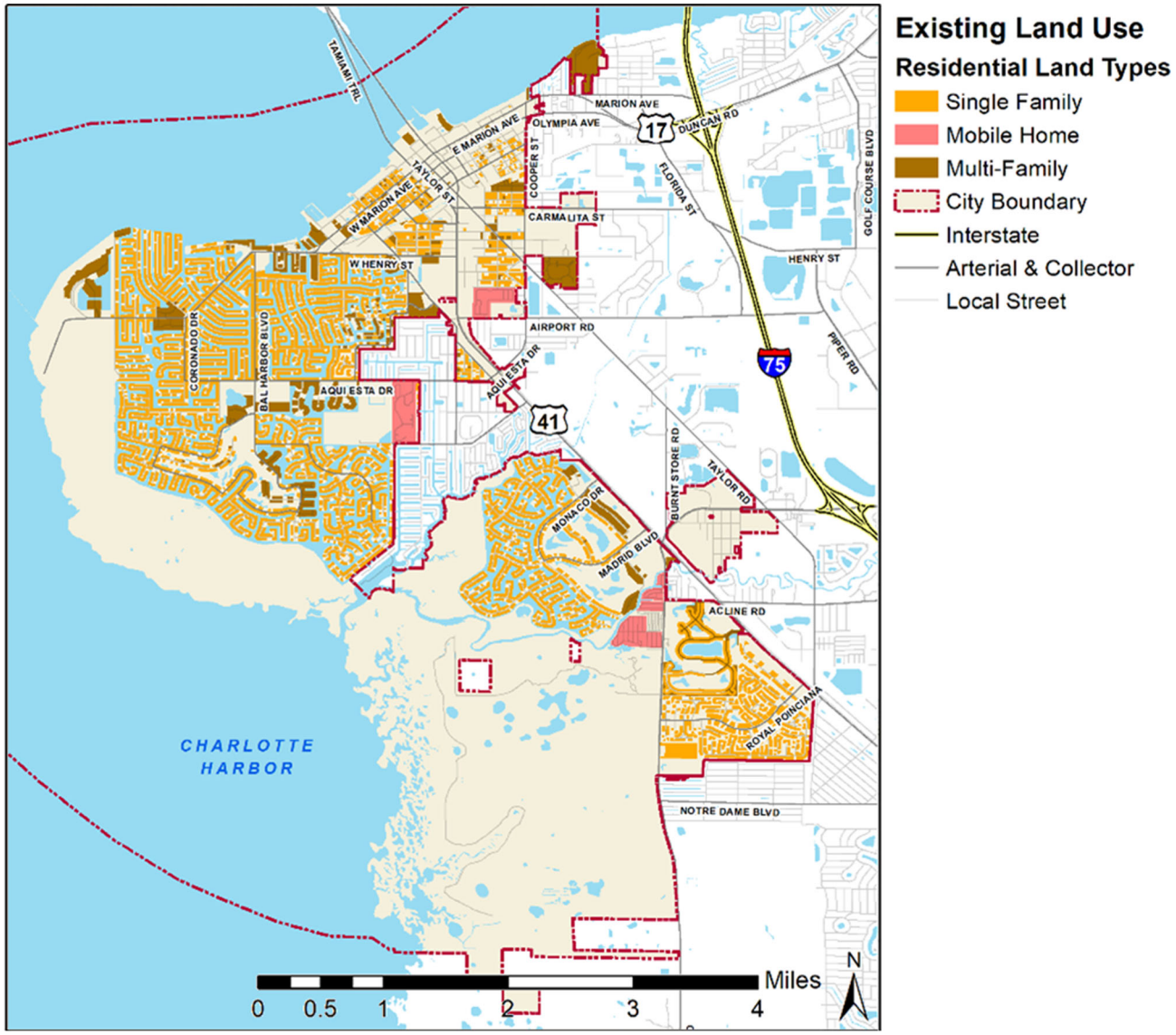
Residential: Residential land uses occupy the second largest land area, after conservation land, within the City of Punta Gorda at over twenty-two percent (22%) of the total area. Table 1.8 - Residential Land Use in the City of Punta Gorda illustrates the respective land areas of the various types of residential uses. These land uses are identified on Map #3 - Conservation & Recreation Land Use Categories.

Table 1.8 - Residential Land Use in the City of Punta Gorda

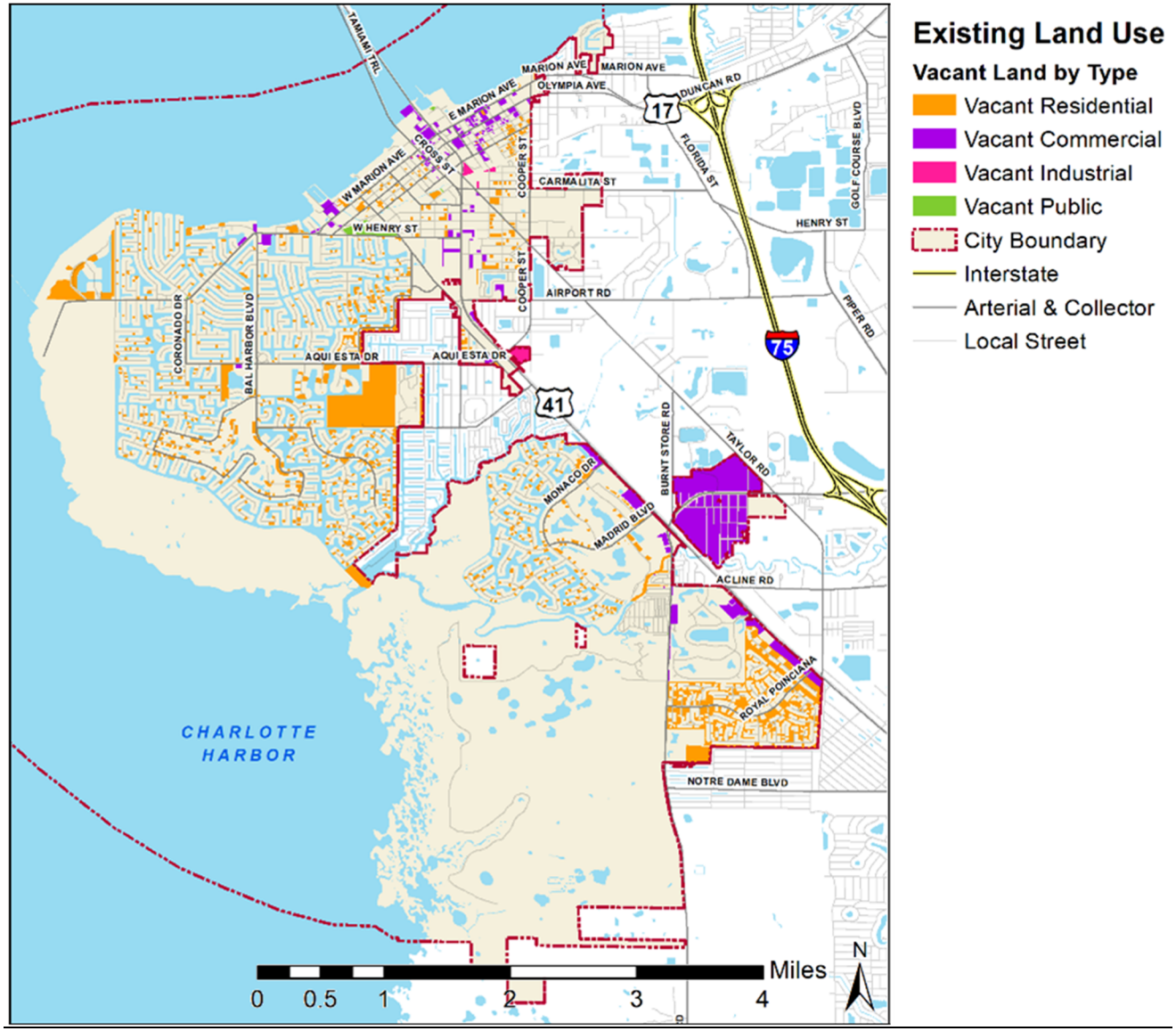
Residential Land Uses	Acres	Square Miles	Percentage of Residential Land Uses	Percentage of Total Land Uses
Single Family	1,778.36	2.79	74.97%	16.76%
Mobile Home	147.68	0.23	6.23%	1.39%
Multi-Family	445.99	0.70	18.80%	4.20%

Total Residential	2,372.03	3.72	100.00%	22.35%
Source: 2016 and 2020 City Punta Gorda & Charlotte County GIS				

Map #3 – Residential Land Use Categories



Map #4 – Vacant Land Use Categories



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 #4 - Vacant Land Use Categories and Table 1.9.

Table 1.9 - 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	686.21	1.07	65.85%	6.46%
Vacant Commercial	325.90	0.51	31.28%	3.07%
Vacant Industrial	13.74	0.02	1.32%	0.13%
Vacant Public	16.05	0.03	1.54%	0.15%
Total Vacant Land	1,041.90	1.63	100.00%	10.59%
Source: 2020 City Punta Gorda & Charlotte County GIS				

Continued infill within the existing vacant lands of the city is expected to continue in a manner consistent with the recent past. As single family lots become scarce it is expected that residential development interest will shift to the available multi-family, and mixed use lots. The share of mobile and manufactured homes is expected to remain fairly static, with any increases likely to occur due to annexation. Recent annexations have brought existing mobile home parks into the city. No new park creation is anticipated.

Future Land Uses

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.

Intent & Objectives of Future Land Use Planning

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 permit a wide range of residential densities, commercial intensities, preservation, and recreational uses that create a complete community. 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 twenty-four (24) years.

Existing goals and policies within the Comprehensive Plan support this vision including the following:

- *Future Land Use Element* 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

- *Coastal Management Element* Policy 2B.1.4.2: Punta Gorda's waterfront will be characterized by water-dependent uses (e.g., boat ramps, marinas, dock facilities, fishing piers, etc.) and by other water-related uses such as waterfront parks, boardwalks, hotels, shopping and restaurant uses, waterfront residential uses, etc.
- *Future Land Use Element 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.
- *Conservation Element* Policy 2A.1.1.2: Punta Gorda will adopt and maintain land development regulations in accordance with the *Future Land Use Element* that will enable mixed use development including residential uses.

These policies are consistent with the State legislation that calls for communities to regulate growth. In chapter 163.2511, also known as the "Growth Policy Act," section (2) (a), the State calls for the promotion of fiscally strong urban centers, which benefit regional and state economies and help reduce sprawl. In section (2) (c) and (d), the State calls on governments to work with communities and the private sector to revitalize urban centers with urban policies that ensure the preservation and redevelopment of urban cores through adequate and sustainable infrastructure, services, community facilities, and economic development. Furthermore, regional entities and local governments should provide incentives to promote urban infill and redevelopment, as described in section (2) (f).

Chapter 163.3177, part of the "Community Planning Act", section (6) (a) 9 a, identifies several indicators for a plan or plan amendments that fail to discourage the proliferation of urban sprawl including the dedication of substantial areas of land to low-intensity, single-use development, the failure to preserve natural resources and maximize public facilities and services, barriers to infill development or redevelopment of existing neighborhoods, and the failure to encourage a functional mix of uses. The statutes then determine in Section (6) (a) 9 b that a future land use element shall adequately discourage urban sprawl if it incorporates development patterns and urban forms that achieve at least four of the following:

- Directing or locating economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
- Promoting the efficient and cost-effective provision or extension of public infrastructure and services.
- Promoting walkable and connected communities and providing for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
- Promoting conservation of water and energy
- Preserving open space and natural lands and providing for public open space and recreation needs
- Creating a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- Providing uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development

pattern such as transit-oriented developments or new towns.

The existing *Future Land Use Element* and associated Land Development Regulations of the City demonstrate that a platform that encourages compact development and discourages urban sprawl is provided in accordance with these Statutes. However, the actual development that occurs within this platform is driven by forces beyond the power of the local government including lending practices, transportation infrastructure investments at the County, State & Federal level, market demand, the activities of adjacent local governments, and individual property owner choices.

Calibrating Residential Density

Residential density is the number of homes in a given area, typically measured as the number of "dwelling units" per acre (DUA). The previous set of residential density caps defined in Punta Gorda's Comprehensive Plan were a relic of the joint County/City Comprehensive Plan from the 1980s. A survey of existing densities in Punta Gorda's historic neighborhoods revealed several instances of parcels that surpass previous density caps. In order to achieve the goals elaborated in this comprehensive plan, including promoting compact and contiguous infill development, encouraging economic development and the revitalization downtown, preserving historic character, and allowing for a diverse range of housing types that more closely match the needs of local population, it is critical to properly calibrate permitted residential density.

While single-family suburban densities of up to 5 dwelling units per acre net are appropriate in most of Punta Gorda's residential communities, the original platted areas of the city require higher densities to allow for more traditional housing types including duplexes, triplexes, quadruplexes, rowhouses, small lot single-family homes, and garden apartments. Some of these "missing middle" housing types already exist in Punta Gorda, with net residential densities ranging from 10 to 30 dwelling units per acre. Not only are these typologies consistent with the city's historic pattern of development, but they also provide smaller, more affordable housing options and make it more feasible for local developers and homebuilders to construct incremental infill development.







Figure 1.1 – Existing Development in Punta Gorda (from left to right): Duplexes: 22 DUA, Small Multifamily: 33 DUA, Mixed-Use Multifamily: 17 DUA (currently, there is only residential on the fourth floor, though density would be roughly 32 DUA if the second and third floors were also condo apartments instead of offices)

Given several large and longstanding vacant properties in Downtown Punta Gorda, setting the right level of permitted density in this part of town is equally important. Traditionally, downtown areas feature the highest intensity of land uses and development potential in a city. The Sunloft Center, one of the few existing examples of mixed-use redevelopment in Downtown Punta Gorda in recent years, has a net residential density just under 17 DUA. This is largely due to the fact the second and third floors of this four-story building were designed as offices. Had these instead been condo apartments, the residential density of the parcel would be roughly 32 DUA. While the local community has expressed concerns about the scale, quality, and character of mixed-use developments downtown, these are concerns that can be effectively addressed through updates to the City's land development regulations. Increasing the permitted residential density to reflect the scale of existing redevelopment projects will not only make new redevelopment projects more feasible, but it will also allow for smaller housing units, appropriate for active seniors, empty nesters, and young professionals looking to live in a walkable and vibrant area.

Transfers of Development Potential

Despite instances of existing development that exceeds the density maximums defined by previous future land use designations and zoning classifications, the City has also noted, at an anecdotal level, development that falls well short of the maximum levels permitted. As most of the city was platted prior to 1990, development generally occurs on the scale of a single lot or small parcel. With this small scale and scattered site pattern of development, it is difficult to see how the new, single-family home built on 2 single family lots or the duplexes built on high density multi-family parcel, impact the ultimate build-out of the community. The cumulative effects of these underdeveloped properties could pose significant impacts on the economic and fiscal performance of the City in the future. Therefore, it is important to better understand these impacts in the near term.

In order to establish a baseline for understanding the impacts of the observed development trends an analysis of development over the past five years should be undertaken. This analysis will look at what has been built in the context of what could have been built. The difference between these two values, potential development minus actual development, will demonstrate the level of underutilization of existing infrastructure and services that may occur moving into the future. The underutilization of infrastructure and services has broad implications for the fiscal sustainability and economic development of the community in the long term.

While the implications of the levels of underdevelopment could be dire, there are potential solutions within the context of the existing Comprehensive Plan. One good potential solution for this issue would be the expanded use of transfer of development rights. Transfer of Development Rights or TDRs have been used by many communities around the country to accomplish larger community land development goals without infringing upon the land rights of individual property owners. In its simplest form, TDR programs allow a property owner to separate a specific development right from their land and grant

it to another landowner. This transfer of development rights does not increase the development rights in the community; it only permits them to be moved around to locations where they are desired and away from areas where they are not. TDR programs have been used to encourage infill and redevelopment, preserve historic resources, protect environmentally sensitive areas, and achieve other community goals.

Currently within the City's Comprehensive Plan and Land Development Regulations there is an existing system of transfer of development rights (TDR). This TDR mechanism has not been utilized in any significant way since it was instituted in 1989. The TDR program is limited to specific uses of environmental protection or historic preservation and thus is not useful for other growth management purposes, such as redirecting growth from rural to more urban areas by identifying TDR sending areas other than just environmental areas and historic properties. However, with minor changes to the existing land development regulations, the current TDR program could still be a useful tool, particularly for protecting historic buildings that are located in areas that allow higher densities. Owners of these buildings could transfer the extra density to another property, rather than having the higher allowable density be a disincentive to keeping a historic building in place.

Suburban Residential Lands

Suburban residential lands are areas intended to be used predominantly for housing and generally feature more recently developed properties. 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. In order to preserve the existing character of established suburban neighborhoods, the development pattern in these areas features mostly detached buildings that are more spread apart and necessitate the use of automobiles to access other areas of 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 net densities up to 5.0 units per acre.

High Density

This classification permits residential structures other than mobile homes at net densities up to 15.0 units per acre.

Mobile Home

This classification permits residential structures and mobile homes at net densities of up to 12.0 units per acre. Recreational vehicles may be permitted at densities of up to 8.0 units per acre.

Mixed Use Lands

There are various degrees of mixed-use 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 development typologies the City offers nine (9) mixed use land use categories. These nine categories permit horizontally and vertically mixed-uses through the provisions of both commercial intensity and residential density in an additive manner.

Downtown

These lands encompass the traditional commercial core of the city. These areas are intended to be developed in a pedestrian oriented manner consistent with the historic 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 at net densities of up to 35 units per acre. Residential may be permitted at densities exceeding 35 units per acres for projects that provide a predetermined set of community benefits based on criteria defined in the land development regulations. Development in the Downtown area should have an active ground floor and engage well with the street through storefronts, entrances, stoops, and the like. In areas between Downtown and adjacent, less-intense land uses, development should appropriately transition in height, scale, and massing.

Village Center

The Village Center land use category is intended for smaller mixed-use commercial centers outside of the downtown core. Development in these areas should be pedestrian oriented and encourage a vertically-integrated mix of uses, though at slightly lower intensities than what is permitted in the Downtown land use category. Residential uses at net densities of up to 30 units per acre are permitted. Residential densities may exceed 30 units per acre for projects that provide a predetermined set of community benefits based on criteria defined in the land development regulations.

Traditional Neighborhood

The Traditional Neighborhood land use category is reflective of typically older and primarily residential neighborhoods. This area is defined by a unique mix of single-family and multifamily housing types such as duplexes, triplexes, cottage courts, small garden and courtyard apartments, and townhouses, all designed to blend cohesively together. Live/work buildings and small footprint accessory commercial buildings are also permitted throughout the Traditional Neighborhood. Residential uses at net densities of up to 25 units per acre are permitted, except within local historic districts, which have lower permitted densities as defined in the land development regulations. Residential densities may exceed 25 units per acre for projects outside of local historic districts that provide a predetermined set of community benefits based on criteria defined in the land development regulations.

Flex Commercial Corridor

The Flex Commercial Corridor land use category is intended to accommodate a wide array of commercial, office, light industrial, and PDR (production, distribution, and repair) uses. While traditionally these areas have followed a more auto oriented development pattern, this areas can also accommodate street-oriented mixed use development including multifamily residential, especially in areas adjacent to residential neighborhoods and at key crossroads. The designation will allow net residential densities of up to 25 units per acre. Residential may be permitted at densities exceeding 25 units per acre for projects that provide a predetermined set of community benefits based on criteria defined in the land development regulations. These areas have been given the maximum amount of flexibility in order to absorb as much new affordable, multifamily, and commercial development as the market demands.

Highway Commercial Corridor

The Highway Commercial Corridor land use category 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 residential density in areas where residential uses will

promote affordable housing or compact and contiguous development at densities up to 3.5 units per acre. Residential development may be permitted at densities exceeding 3.5 units per acre for pre-existing small platted lots or developed under the planned development process.

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 net densities of up to 15.0 units per acre. Residential may be permitted at densities exceeding 15.0 units per acre for pre-existing small platted lots, or developed under the planned development process.

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. Residential uses may be permitted where found to be compatible with primary uses.

Loop Annexation Area

The Loop Annexation Area land use category is applied to newly annexed land immediately east of US 41 on both sides of Jones Loop Road. Land designated as this category will be regulated in accordance with the 2013 Interlocal Service Boundary Agreement and Joint Planning Agreement between Charlotte County and Punta Gorda that established the Loop Municipal Services Area. Exhibit D in that agreement specifies a combination of county and city future land use categories for various portions of annexed land. Section 10 of that agreement acknowledges that those categories allowed up to 328 residential units on all land subject to voluntary annexation and that the city would grant an additional 122 residential units certificated through the county's Transfer of Density Units (TDU) ordinance.

General Categories

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 Map #5 - Future Land Use.

Preservation Lands

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 category 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).

Map #5 – Punta Gorda Future Land Use – 2045

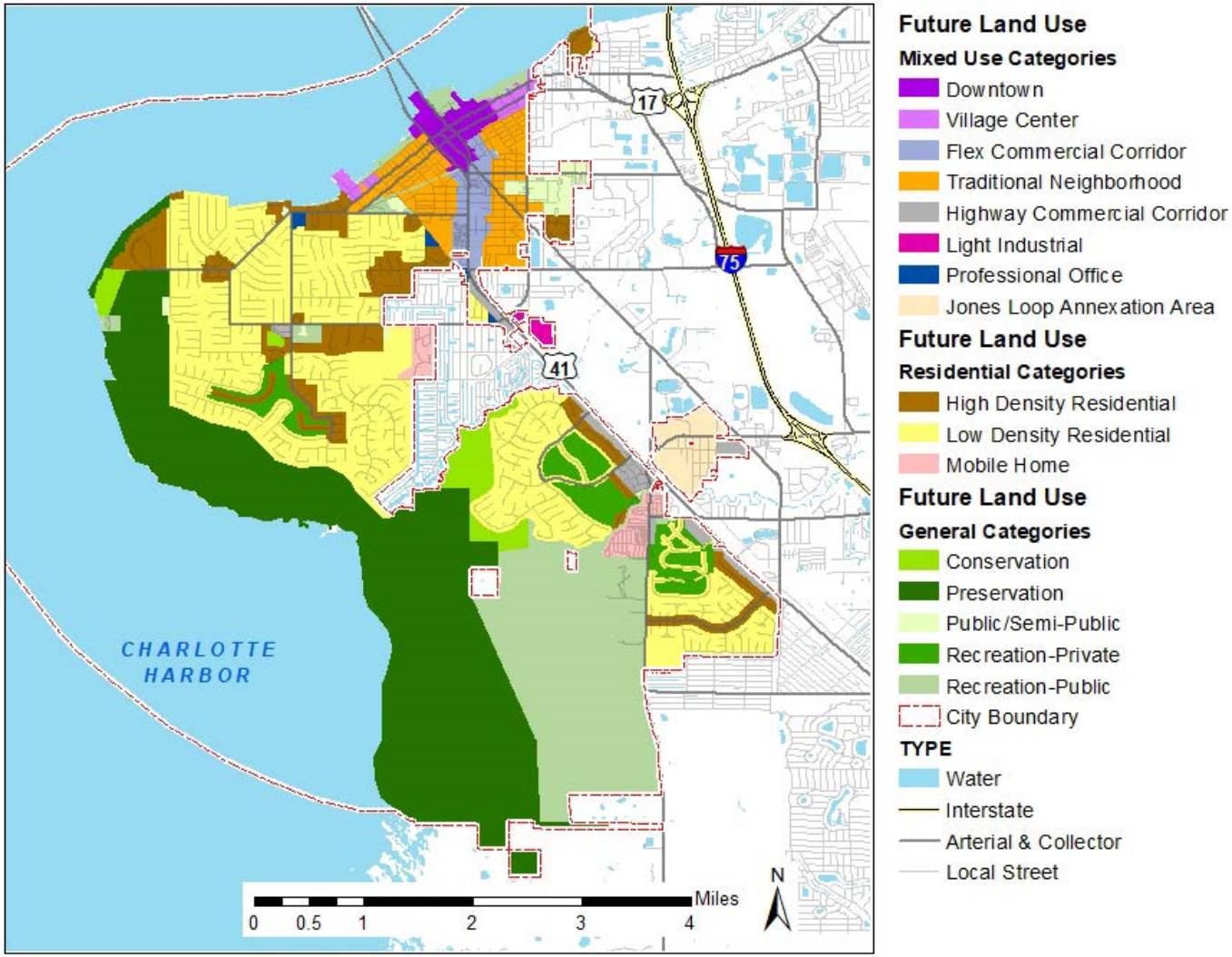


Table 1.10 – The City of Punta Gorda's Future Land Uses

Future Land Use Category	Description		Units/Acre & Floor Area Ratio	Acreage	% of Total Acreage
Residential Categories	High Density Residential	Permits residential structures other than mobile homes.	15.0 units/acre	845.86	7.14%
	Low Density Residential	Permits residential structures other than mobile homes.	5.0 units/acre	3,349.54	28.28%
	Mobile Home	Permits residential structures & mobile homes. Recreational vehicles permitted.	MH 12.0 units/acre	179.66	1.52%
Commercial/ Mixed Use Categories	Downtown	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.	25 units/acre; 30 units/acre Missing Middle; 50 units/acre with development mitigation (outside of Main Street Overlay); FAR = 5.0	176.61	1.49%
	Village Center	Intended for smaller mixed-use commercial centers outside of the downtown core. Development should be pedestrian oriented.	25 units/acre; 30 units/acre Missing Middle; 45 units/acre with development mitigation; 50 units/acre in Waterfront Overlay with development mitigation; FAR = 2.0; FAR = 5.0 with development mitigation	104.67	0.88%

	Traditional Neighborhood	Defined by a unique mix of single-family and multifamily housing types such as duplexes, triplexes, cottage courts, small apartments, and townhouses.	25.0 units/ acre (net)	437.61	3.69%
	Flex Commercial Corridor	Intended to accommodate a wide array of commercial, office, light industrial, PDR (production, distribution, and repair), and mixed-use developments.	30 units/acre Missing Middle; 45 units/acre with development mitigation; FAR = 1.5; FAR = 3.0 with development mitigation	195.55	1.65%
	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.	15 units/acre with Planned Development; FAR = 1.5	290.73	2.45%
	Professional Office	Office lands are lands primarily intended for office, professional, medical, and institutional uses.	15 units/acre with Planned Development; small, pre-existing platted lots or Planned Developments may exceed 15 units/acre; FAR = 2.0	35.43	0.30%
	Light Industrial	Intended for activities predominantly connected with manufacturing, assembly, processing, distribution, or storage of material goods.	15.0 units/acre with Planned Development; FAR = 1.5	9.39	0.08%

	Loop Annexation Area	Intended to accommodate a wide variety of future growth and development.	450 total entitled units plus any approved TDU; FAR = 1.5; FAR = 5.0 through Planned Development	224.85	1.90%
General Categories	Conservation	Privately owned lands, like preservation lands, which are held in private ownership. These lands are generally undeveloped and, have considerable environmental significance.	1 unit/10 acre or 1 unit/lot of < 10 acre FAR = 0.05	273.63	2.31%
	Preservation	Publicly owned lands, generally held as open space for environmental, flood hazard mitigation, educational, recreational, cultural, or archaeological purposes with minimal development promoting these purposes.	0 units/acre FAR = 0.05	3,296.06	27.83%
	Public/Semi-Public	Lands owned by the public and used for public purposes such as governmental offices and operational facilities.	0 units/acre FAR = 1.0	184.58	1.56%
	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 = 0.05	406.32	3.43%
	Recreation – Public*	Intended to serve active and passive recreational needs of the public.	0 units/acre FAR = 0.05	1,834.23	15.49%

Source: Urban Design Department 2020
*A significant portion of the Recreation-Public lands in the city are owned by the State of Florida as part of the Charlotte Harbor Buffer Preserve. These lands are held for and operate as Preservation lands but are categorized on the Future Land Use Map as Recreation-Public at the request of the State agency responsible for the management of the land.

Overlays

Overlay designations on the FLUM are identified on Map #6 - Community Redevelopment Agency (CRA), Map #8 – Overlay Areas, and are described as follows:

Community Redevelopment Area (CRA)

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 primary purpose of the plan was 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 was divided into four areas:

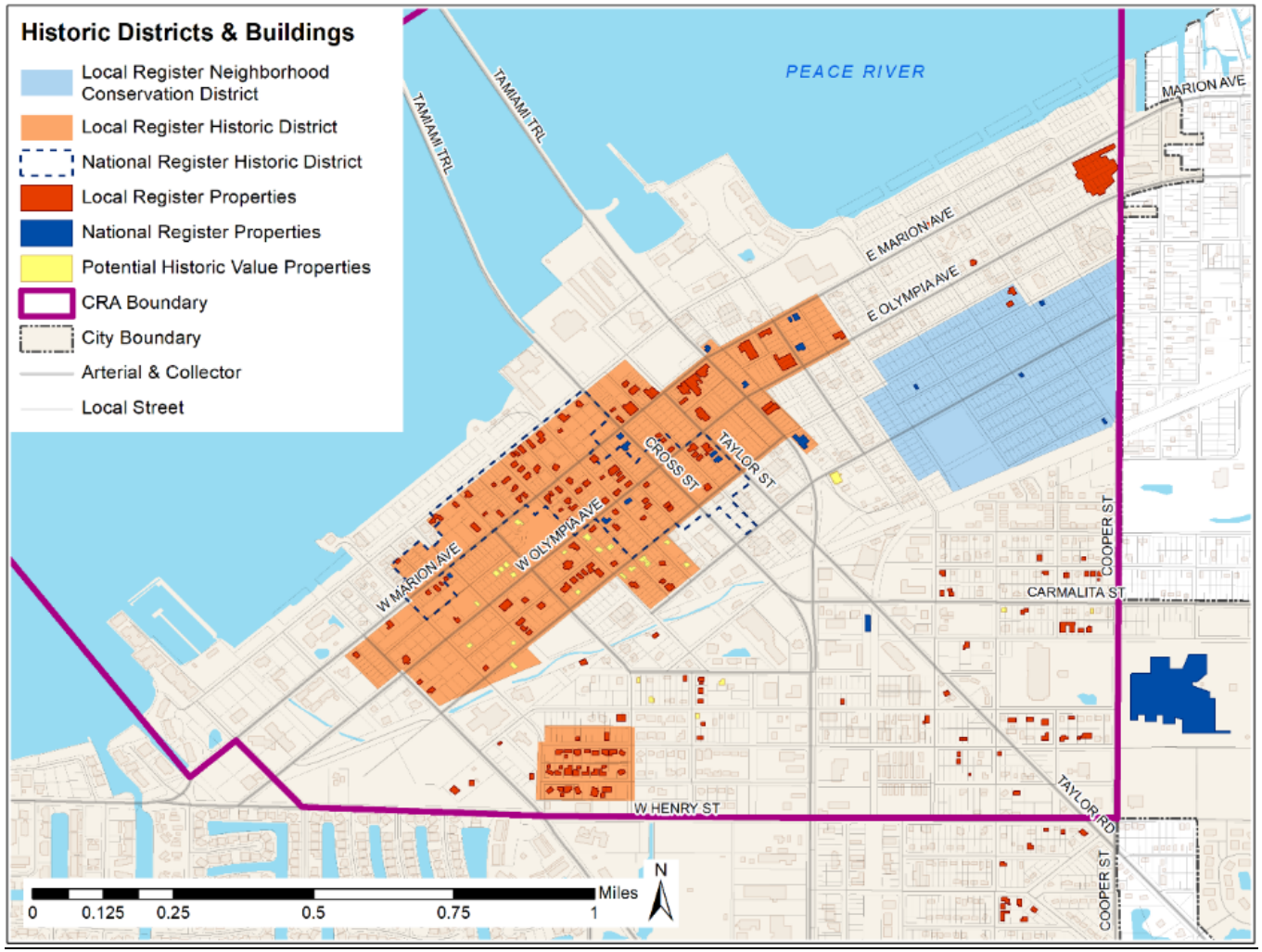
- urban design framework
- traffic circulation and parking proposals
- capital projects
- redevelopment programs

Currently, the CRA exists primarily to extinguish the bonded debt for the construction of the two major capital improvements: Laishley Park and the Herald Court Centre (parking garage). Once these bonds obligations are satisfied, the CRA will sunset in accordance with the City's 2012 interlocal agreement with Charlotte County. As of 2020, CRA debt has been refinanced with a retirement date of January 1, 2028, which is earlier than the latest possible CRA termination date in the agreement (December 31, 2030).

Map #6 – Community Redevelopment Agency (CRA)



Map #7 – Historic Districts & Contributing Structures within the City of Punta Gorda



Historic Overlay

This area exists to protect historic resources within and adjacent to the original Trabue Plat of 1884, where most of the city's historic resources are found. 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. This area includes three local register districts: The Downtown Historic District, the Main Street Historic District, the Grace Street Mid- Century Historic District, and the Neighborhood Conservation District. Local historic districts and neighborhood conservation districts will be subject to distinct development standards and intensities, which shall be further elaborated in the City's zoning and land development regulations. A more complete accounting of the city's historic resources is contained in the *Historic Element* of the Comprehensive Plan.

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.

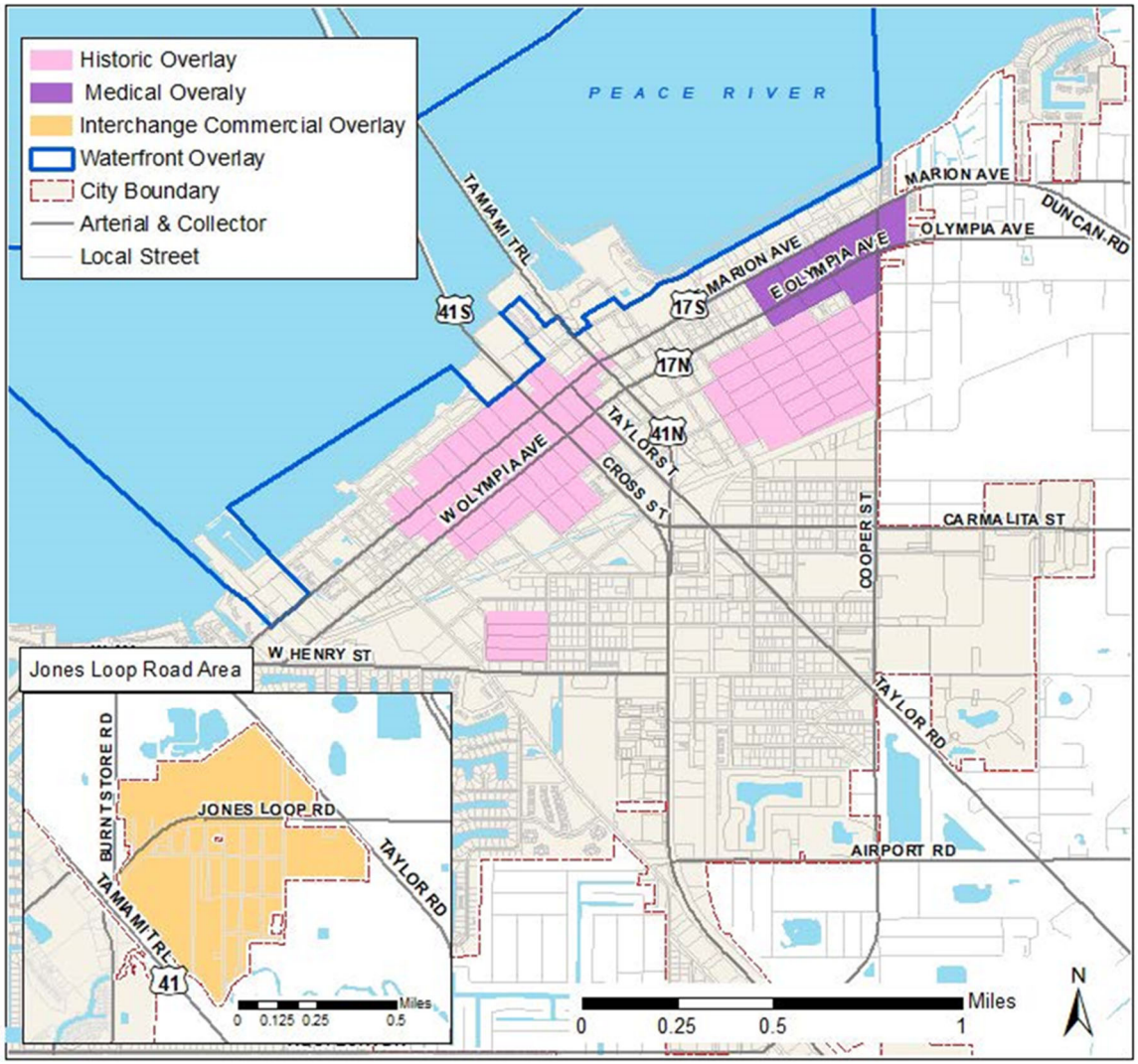
Waterfront Overlay

This area exists to promote a lively, economically viable, environmentally sustainable, and publicly accessible waterfront.

Interchange Commercial Overlay

The Interchange Commercial Overlay is established to promote economic opportunity by attracting high quality development to the I-75 interchange commercial area. Businesses in this zoning category generally require large tracts of land convenient to the I-75 exit benefiting from interstate automotive traffic and are generally located along the N. Jones Loop Road corridor.

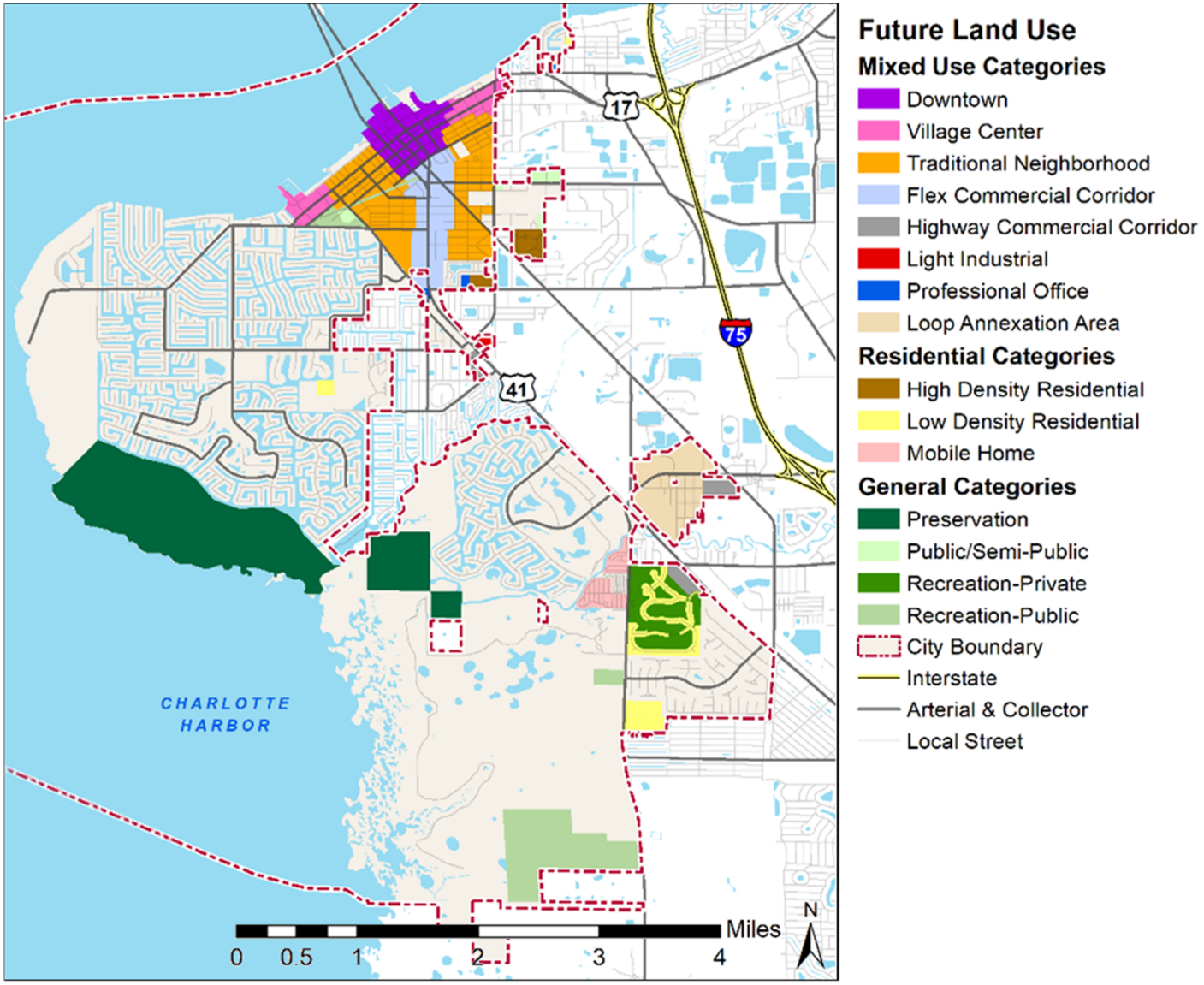
Map #8 – Overlay Areas



Land Use Challenges

The City of Punta Gorda has experienced relative stability in its Future Land Use Map. From 1988 through 2018 the vast majority of changes to the Future Land Use Map have occurred as the result of annexations. With the recommendations of the 2019 Citywide Master Plan, a few updated and primarily mixed use land categories have been added. While these updated categories maintain the basic intent of the previous future land use map and categories, they are meant to provide greater flexibility in the mix of uses and development patterns accommodated in the City's non-residential areas. It is the intent of the City to update the land development regulations for these areas, incorporating form-based elements. Map #9 illustrates all of the Future Land Use Map changes from 1988 to 2020.

Map #9 – Future Land Uses Changes from 1988 to 2020



The land uses adjacent to the harbor are a mixture of single and multifamily developments, commercial uses, 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 in coastal areas for placing more people and property at risk from coastal flooding events and the risks of climate change. However, the city's urban core has the infrastructure in place to accommodate these mixed use developments with a variety of uses at higher densities and intensities. Moving into the future the City will continue to work with the residents, businesses, and developers to promote mixed use, high density urban infill and redevelopment projects in configurations which are intended to be more resilient to future 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, cultural, and environmental resource which defines the quality of life found here. Some of the strategies to be used include:

Compatible Zoning

Zoning compatibility is generally about separating residential uses from commercial, industrial, institutional, and other uses. However, the City of Punta Gorda with its Mixed Use land use categories seeks to blend these non-residential uses with residential uses to produce neighborhoods that host a more complete array of daily goods and services to meet the needs of residents and visitors alike. Balancing proximity of non-residential uses to residential uses while preserving neighborhood tranquility will be the constant challenge with this approach to creating more complete neighborhoods.

Policy Plans

Policies which align development within the city to adopted level of service for hurricane evacuation clearance guidance provided by the Southwest Florida Regional Planning Council.

Future Land Use Categories

Mixed use land categories support the planning vision of the City. Future development within the city business area is also critical to the long term economic viability of the city.

Conservation and Preservation Lands

Conservation, Preservation, and State-Owned Public-Recreation 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 storm and hurricane events. In addition to the important ecological functions, these lands provide unique recreational opportunities for citizens and visitors to Punta Gorda. While the City benefits from the more than 5,000 acres of land held for preservation and conservation the City continues to explore ways to acquire additional lands for preservation particularly along the waterfront. Preservation of lands provides both ecological benefits and reduces the coastal flooding risk to the adjacent development within the city.

Natural Resources

Although the city of Punta Gorda's natural resources are more fully discussed in the *Conservation, Coastal Management* and the *Recreation and Open Spaces Elements*, 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 is 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 wetlands, minimization of urban water runoff, and recreational uses that maximize citizen and visitor appreciation of the natural environment while minimizing adverse impacts.

Soils, topography, natural resources, and historic resources do not present significant barriers to the development of vacant land within the city. Soils are more particularly described in the *Conservation Element*, but generally speaking the environment is heavily man-altered containing significant amounts of fill in canal areas. These soils, identified on Map #10 - City of Punta Gorda Soils, are generally suitable for development but sometimes require substantial additional fill to achieve the appropriate base flood elevation. Topography, identified on Map #11, is very flat so slopes present no challenge to development.

Environmentally Sensitive Lands and Wetlands

Through various State and local government land acquisition programs 45.63% 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 publicly held lands, 145.73 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 #12 - Charlotte County Watershed Overlay delineates both publicly 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

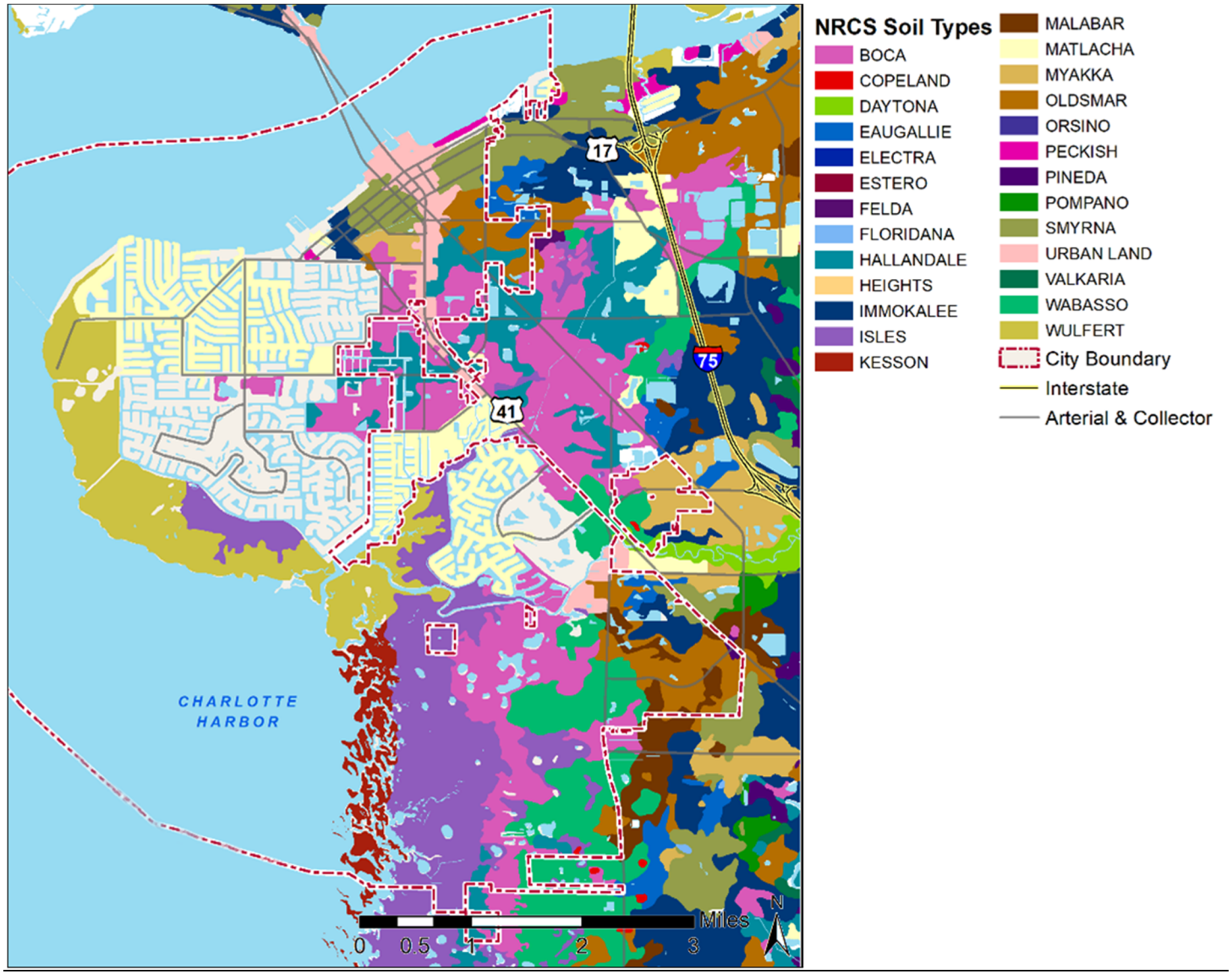
The City of Punta Gorda receives its municipal potable water supply from the surface waters of the Shell and Prairie Creek, as well as a groundwater well and an emergency interconnect. All development within the city is required to connect to this municipal supply. As there are no potable water wells 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 Watershed Overlay which is illustrated on Map #12.

Dredge Spoil Sites

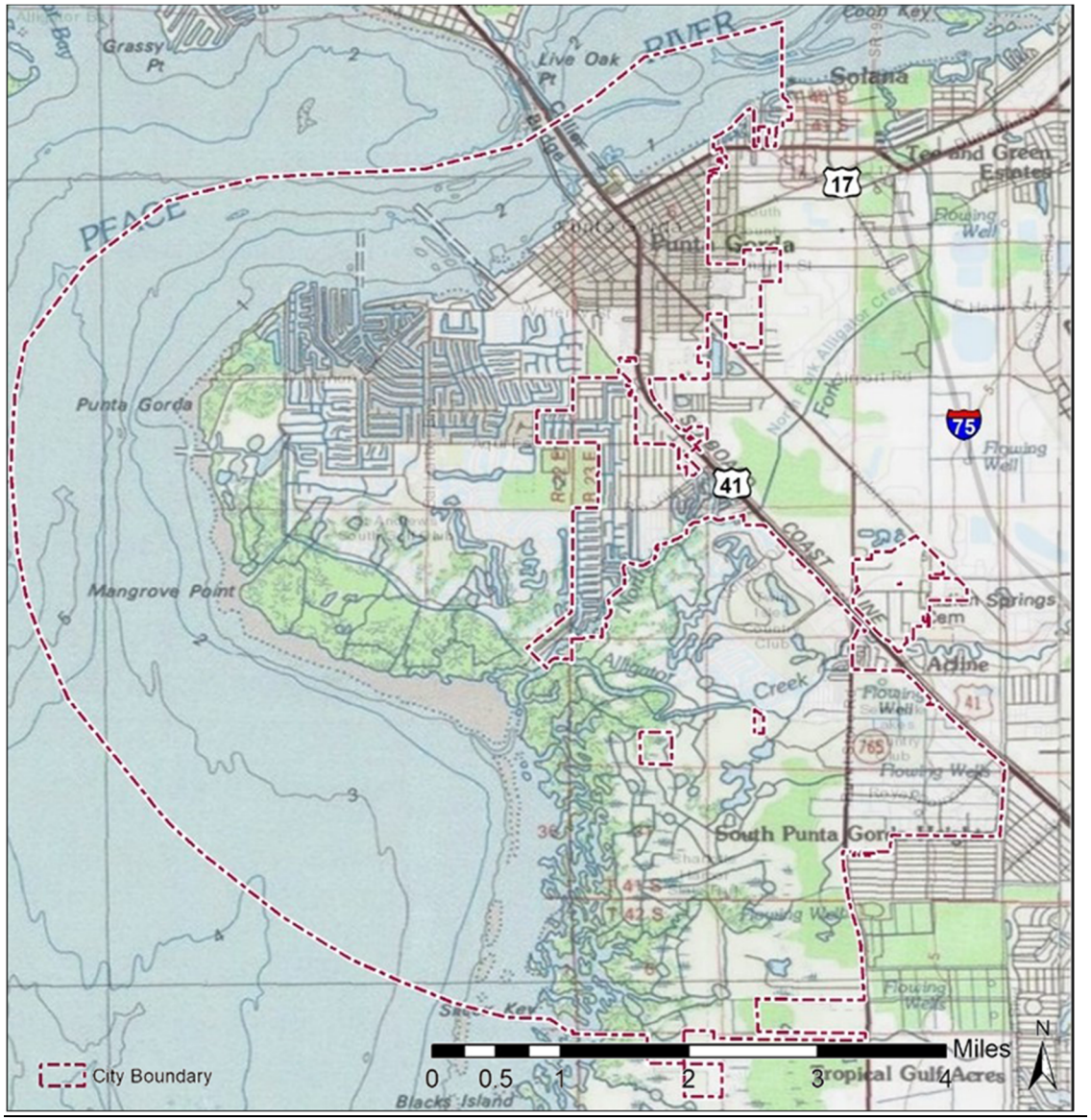
The city of Punta Gorda contains over 50 linear miles of tidal canals. These canals require maintenance dredging for continued proper functioning. These dredging activities are conducted under the supervision of the City of Punta Gorda Public Works, Canal Maintenance Division on behalf of the Punta Gorda Isles Canal Maintenance District and the Burnt Store Isles Canal Maintenance District. 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 #13 - Dredge Spoil Site Location.

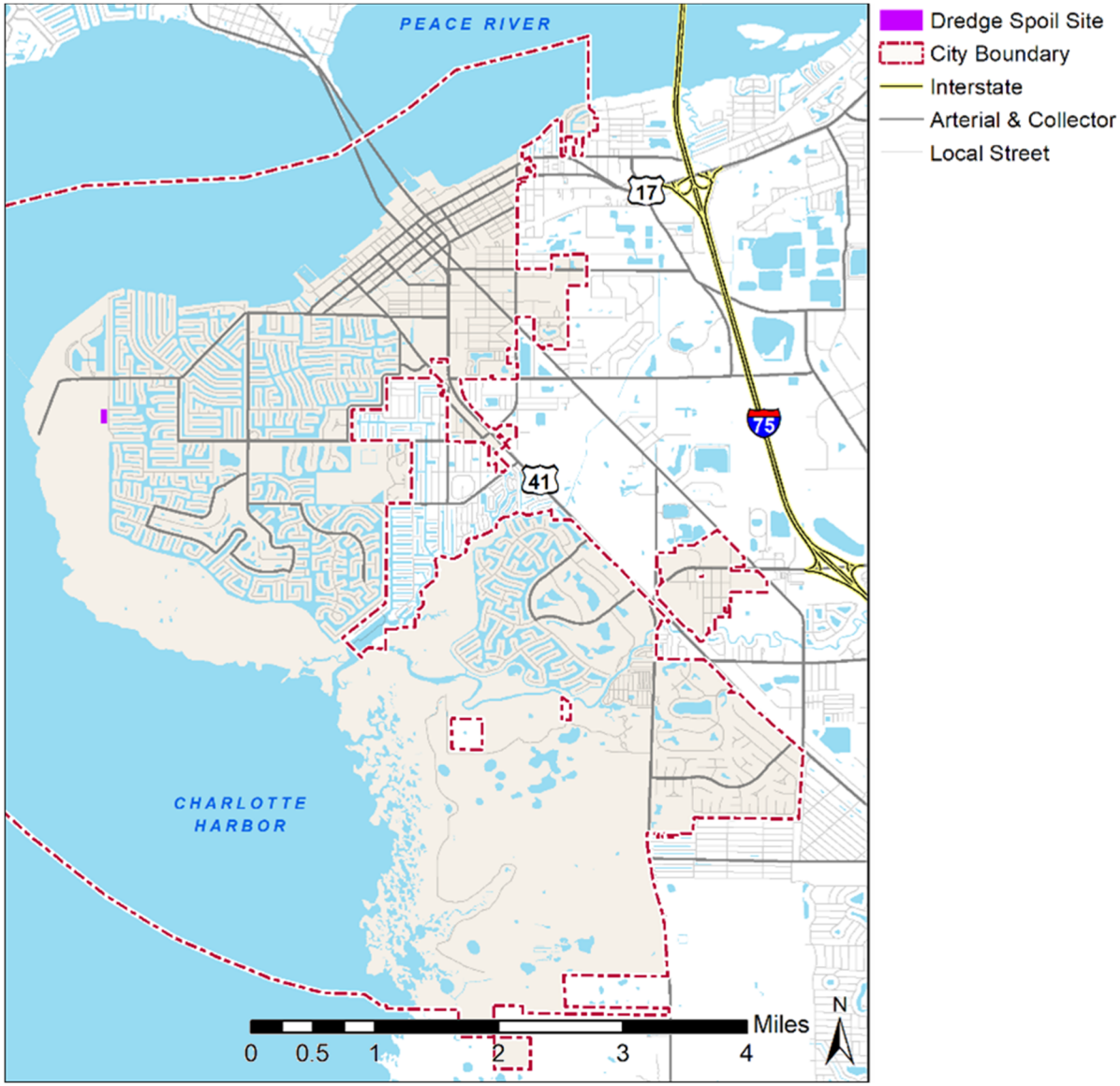
Map #10 – City of Punta Gorda Soils



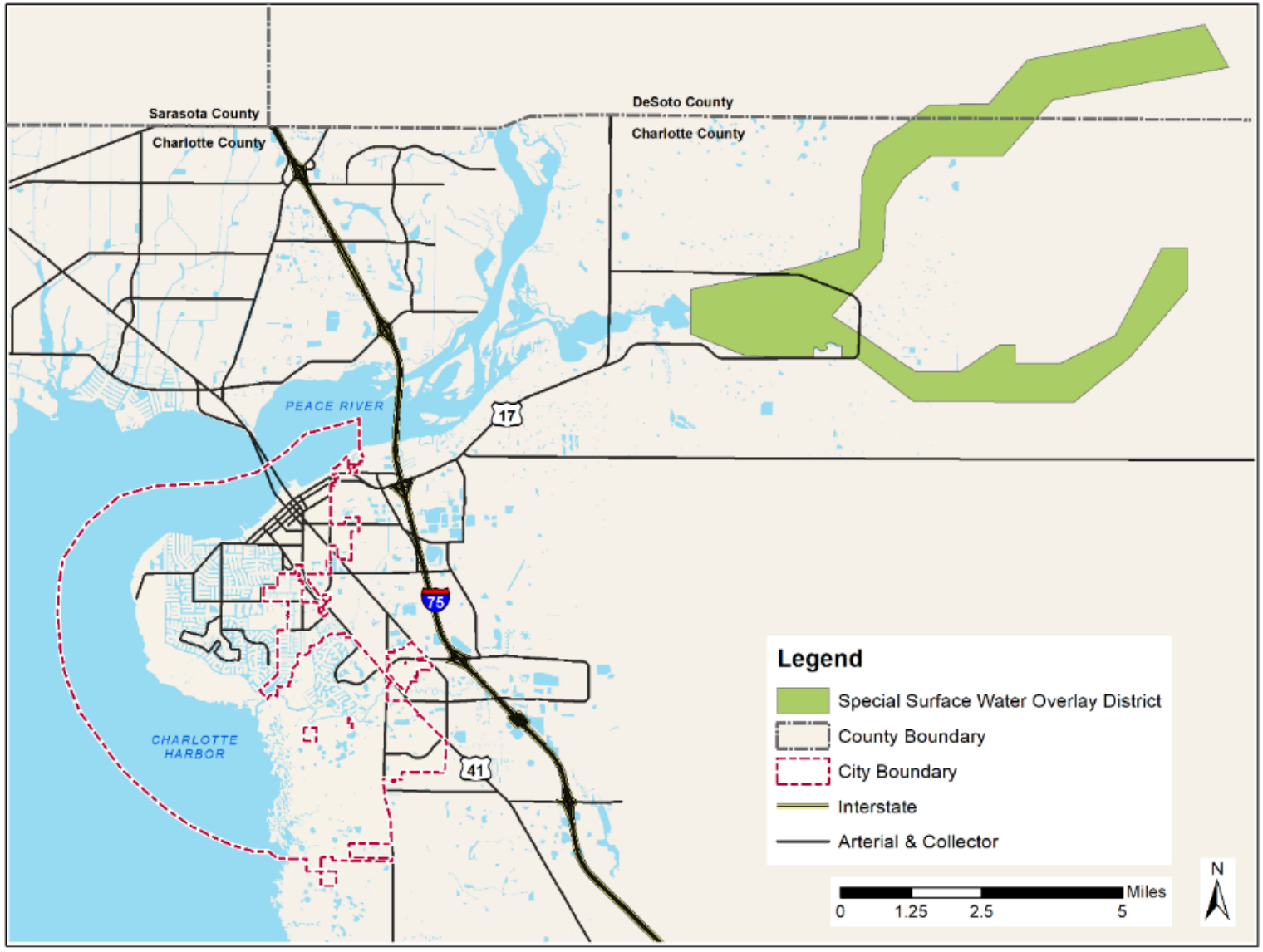
Map #11 – City of Punta Gorda Topography



Map #13 – Dredge Spoil Site Location



Map #12 – Charlotte County Watershed Overlay



V. ANALYSIS FLOOD DISASTER RISK

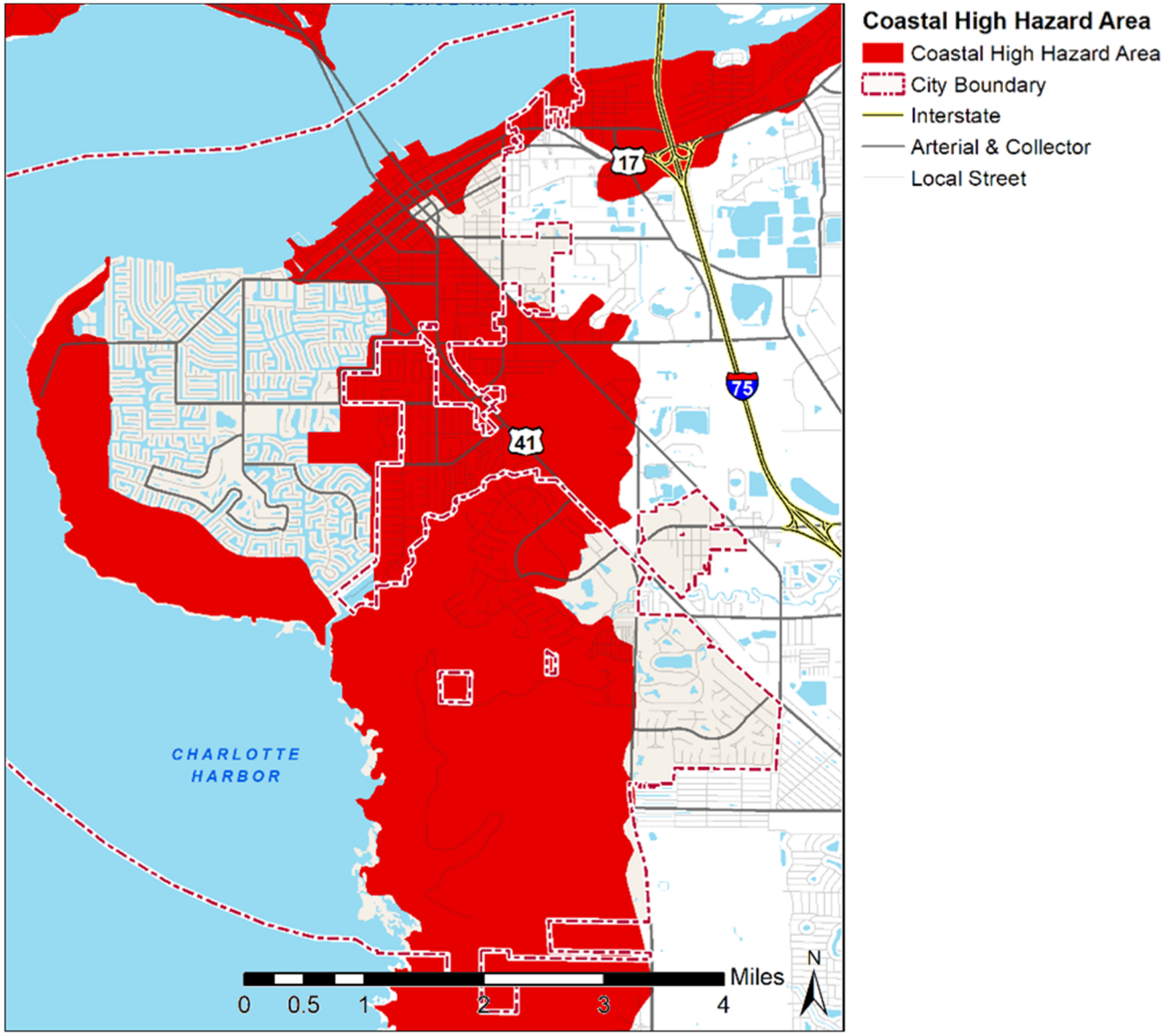
Coastal Planning Area

While this topic is more fully discussed in the *Coastal Management Element*, generally speaking almost all of the city of Punta Gorda is located in a low lying area and subject to a variety of coastal flooding events including tidally influenced flooding, rain induced flooding and storm surges. The Coastal Planning Area includes all of the city's land.

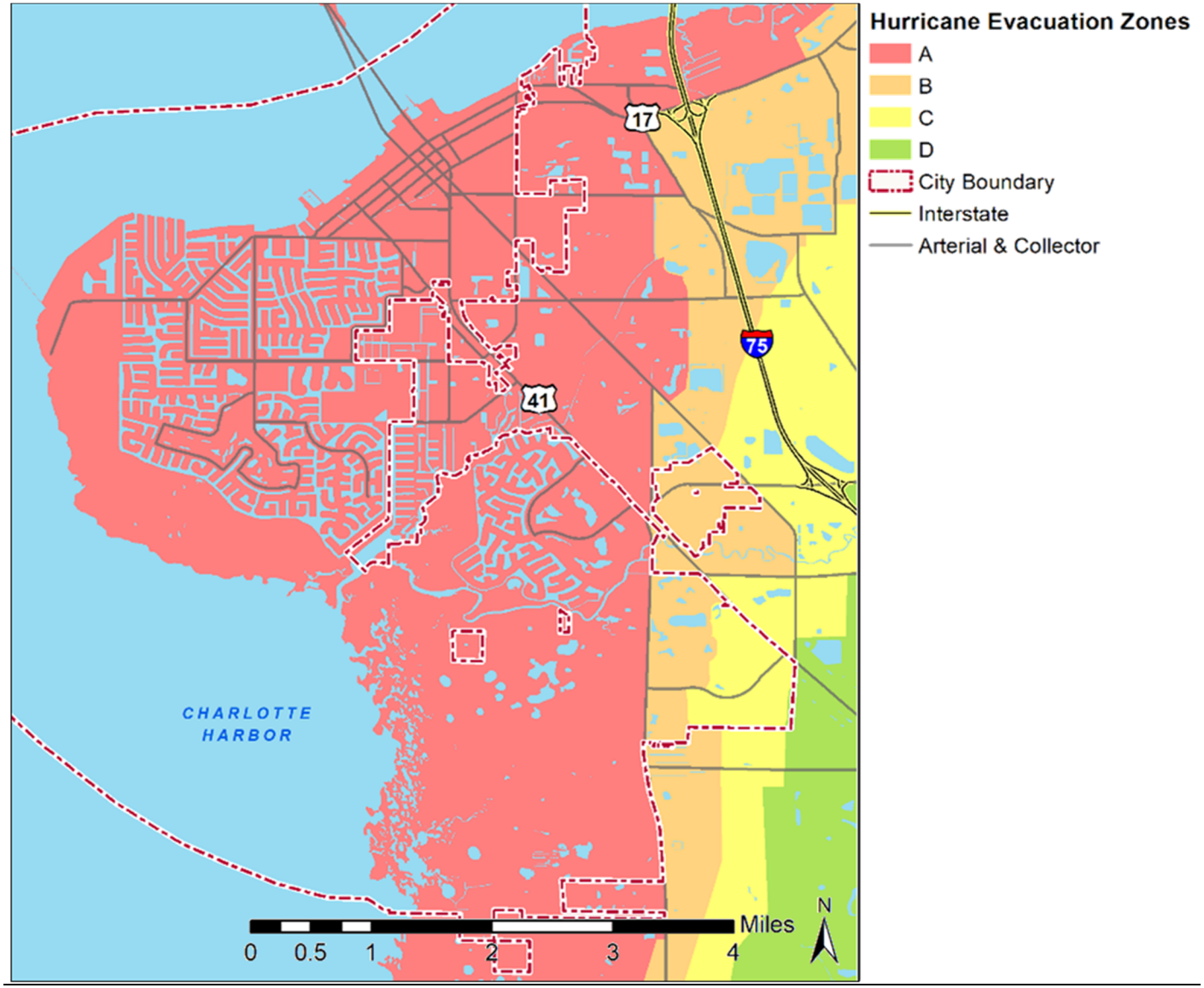
The Coastal High Hazard Area (CHHA) illustrated on Map #14 – Coastal High Hazard Area (CHHA), occurs within the Coastal Planning Area and encompasses those areas which would require evacuation in the event of a Category 1 Hurricane, as designated by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model, and as established in the regional hurricane evacuation study applicable to local government as defined by State Statute 163.3178(2)(h). This definition 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 FEMA's Flood Insurance Rate Maps (FIRM). These areas have high vulnerability to hurricane and storm damage.

Map #15 - Hurricane Evacuation Zone, illustrates the Hurricane Evacuation Zones for the Punta Gorda area. These evacuation zones were developed in 2010 and updated in 2016 by the Southwest Florida Regional Planning Council to establish in the regional hurricane evacuation areas for the region.

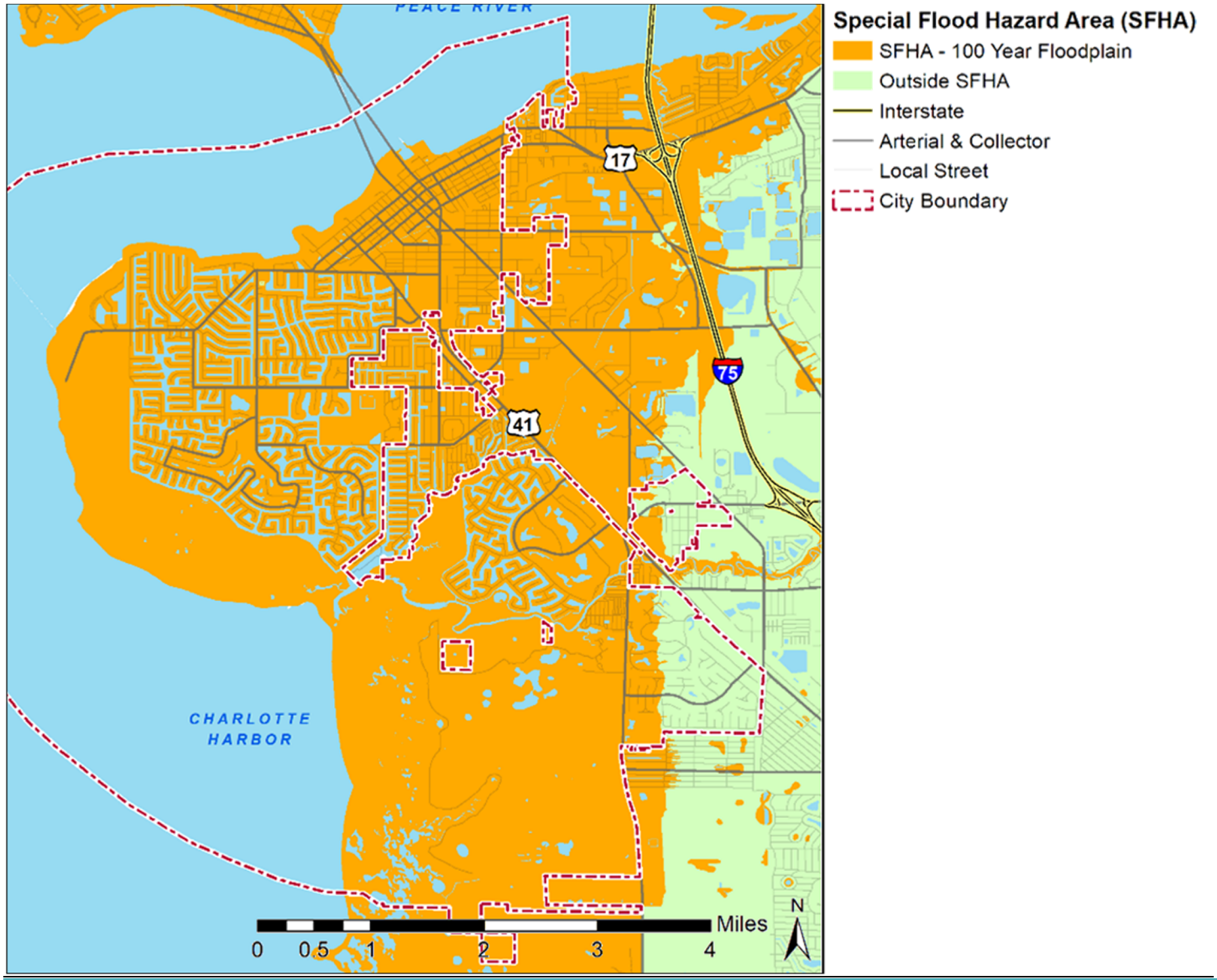
Map #14 – Coastal High Hazard Areas (CHHA)



Map #15 – Hurricane Evacuation Zone Map



Map #16 – Special Flood Hazard Area (SFHA)



In addition to the Hurricane Evacuation Zone Map the City utilizes the Federal Emergency Management Agency (FEMA) Flood Zone Maps to determine coastal and other flood risk vulnerability with the City. The City adopted FEMA's Flood Insurance Rate Map (FIRM) for use in regulating construction within the floodplain. CRS is designed to provide communities with a platform for establishing the highest standards in floodplain management. As of 2016, the City maintains a Class 5 in the CRS program, which allows property owners within the city up to a 25 percent discount on their regular flood insurance rates.

The type of flooding that typically occurs in the city of Punta Gorda is coastal flooding, occurring when an expanse of water from Charlotte Harbor overflows the shoreline and submerges the adjacent land area. Other flood risks including flash floods associated with rain events can occur. This land area subject to flood water risk 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 requirement for flood insurance. Most of the city lies within the SFHA as shown on Map #16 - Special Flood Hazard Area (SFHA).

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. However, it is important to keep in mind that the entirety of the city, including all Future Land Use Categories, most existing private development, public infrastructure, and nearly all community critical facilities, occur with either or both the Special Flood Hazard Area or the Hurricane Evacuation Zone Areas A, B or C. Therefore, the City of Punta Gorda's primary focus is on limiting vulnerabilities through appropriate mitigation and development standards.

VI. FUTURE GROWTH

Annexation Areas

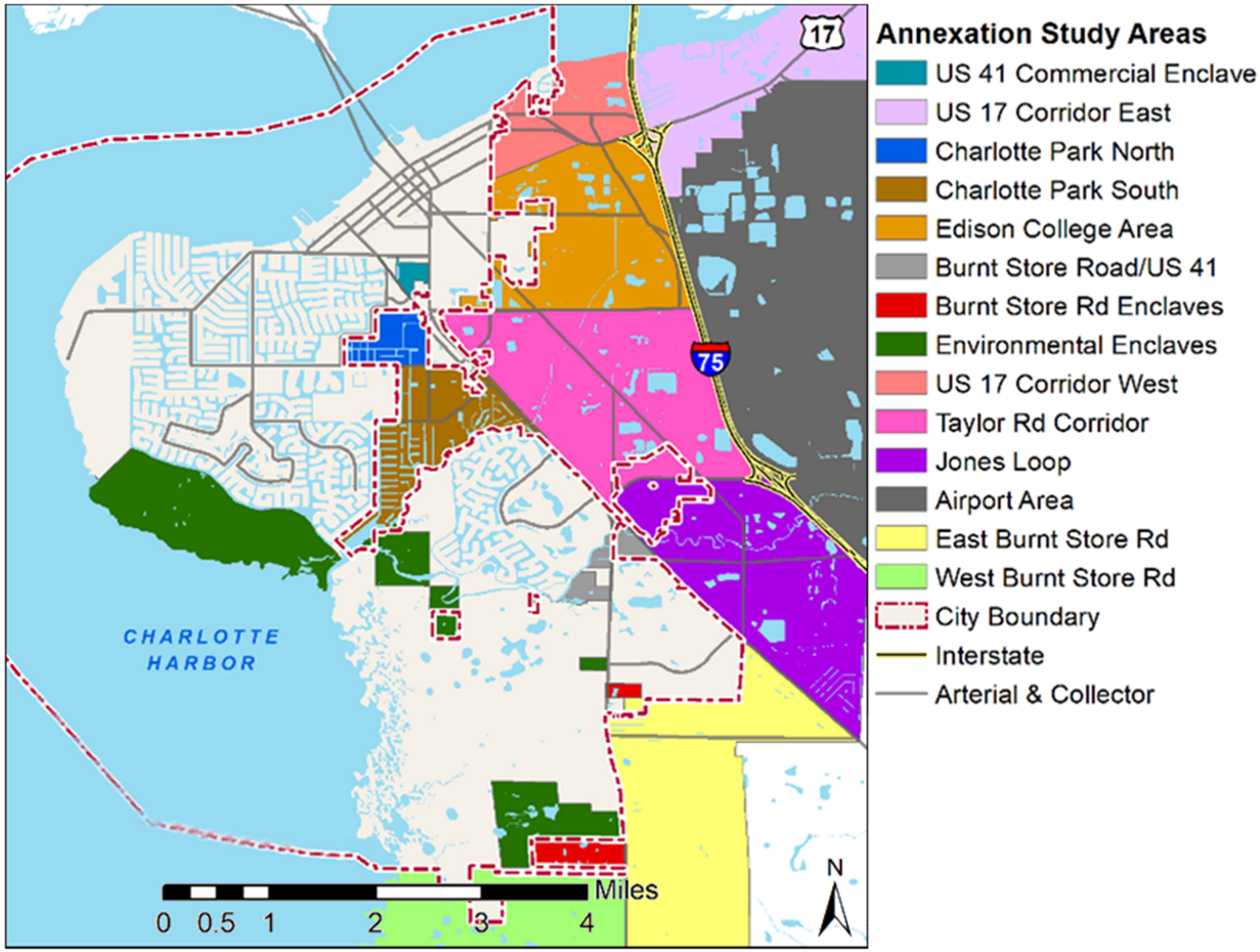
While the City of Punta Gorda has been primarily focused on development and redevelopment within the existing city limits, as the community matures and approaches build-out, annexations will become an increasingly important to continued economic viability. In order to better understand the cost and benefits of annexations, City Council, in 2006, requested that the City staff study areas of likely annexation resulting in the Annexation Study of 2006. The 2019 Citywide Master Plan's Economic & Budgetary Analysis also took an updated look at the costs and benefits of annexation.

The Annexation Study of 2006 identified fourteen (14) areas for annexation and defined the criteria to be used for consideration. The areas identified on Map #17 - City of Punta Gorda Annexation Study Area; 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 the time included various challenges including enclave creation, non-contiguous nature, or outside of the existing Utility Service Area, that would prohibit annexation. Areas for further consideration included

many 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.

Map #17 – City of Punta Gorda Annexation Study Areas



1- US 41 Commercial Enclaves

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 in 2006. With the exception of a single parcel the entirety of the US 41 Commercial Enclave has been annexed into the City.

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

2 – 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 remain vacant. Ranked second (2nd) out of the fourteen (14) areas by the City, recommended for annexation in 2006. Since 2006 there has been little interest in voluntary annexation in this area.

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

3 – 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. Although ranked third (3rd) out of the fourteen (14) areas by the City, recommended for annexation in 2006, there has been little interest in voluntary annexation in this area.

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

4 – 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 in 2006.

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

5 – Burnt Store Road/US 41

This area is 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 receives utility services form the City of Punta Gorda. Ranked fifth (5th) out of the fourteen (14) areas by the City, recommended for annexation at in 2006. Since 2006 there has been significant interest in voluntary annexation resulting in the annexation of two commercial parcels on US 41 as well as the Eagle Point and Parkhill Estates mobile home parks.

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

6 – 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 in 2006. Since 2006 the northern parcel near Cuneo Road has been annexed into the City.

Advantages:

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

Disadvantages:

- Distance from City services
- Growth not significant

7 – Florida SouthWestern State College Area (Edison College Area)

This area, identified in the 2006 study as Edison College 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 the Charlotte campus of Florida SouthWestern State College within the boundaries. Some preliminary discussions have occurred between the representatives of the College and the City. Since 2006, a few parcels have been annexed into the City, including Charlotte County School Board properties along Carmalita, as well as a small cluster of properties on the north side of Airport Rd that contain the Emerald Lake mobile home park, a few commercial parcels, and the Verandas of Punta Gorda senior apartments complex.

Advantages:

- Within the Utility Service Area

- Good potential for increased value

Disadvantages:

- Substantial area of no taxable value (state college and three County owned facilities)

8 – 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 isolated and or protected 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 in 2006, most of this area has since been annexed in the City.

Advantages:

- Punta Gorda would ensure that the areas are protected
- Providing services would be more efficient
- Services required would likely be minimal
- Eliminates enclaves

Disadvantages:

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

9 – 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 in 2006. Since 2006 most of the annexation in this area was associated with the 2014 "Loop Annexation Area". This area is generally bisected by N. Jones Loop Road and offers the potential for significant development based on the location between US 41 and the Jones Loop Interchange of Interstate 75. One other parcel in this study area, on the east side of US 41 between Aqui Esta Dr and Cooper St, has also been annexed.

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

10 – 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 in 2006. Since 2006 the only annexation in this area was associated with the 2014 "Loop Annexation Area". This area is generally bisected by N. Jones Loop Road and offers the potential for significant development based on the location between US 41 and the Jones Loop Interchange of Interstate 75. The annexation of the majority of the property within the "Loop Annexation Area" has raised interest in adjoining property owners in annexation and more voluntary annexations are anticipated in the coming years.

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

11 – 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

12 – 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

13 – 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 surrounding 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

14 – 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 although little actual utility infrastructure exists. The bulk of the study area is outside of the ability of the City to offer

water and wastewater services through the existing system. However, Charlotte County Utilities operates a water and wastewater system that covers the remaining area which is completely separate from the rest of its water and wastewater systems. Charlotte County also adopted a Master Plan for this area with substantial areas of low density residential development with minor commercial nodes along Burnt Store Road; however, this area has experienced little of this planned for development in the decade since the plan's adoption. Ranked fourteenth (14th) out of the fourteen (14) areas by the City, not recommended for annexation at this time. Since 2006, one small cluster of residential parcels, bound by Pampas St, Cuneo Dr, and the former city limits.

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

At the time of the 2006 Annexation Study it was envisioned that referendum based annexations of the various areas would be pursued based on in depth studies of each individual area and community will. However, 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. Each annexation is examined based on the economic opportunities, service delivery efficiency, natural preservation, and/or other Comprehensive Plan goals, objectives, and policies

Fiscal Impacts of Annexation Areas

As a part of the Economic & Budgetary Analysis for the 2019 Citywide Master Plan, Partners for Economic Solutions (PES) quantified the potential fiscal impacts of the annexation areas in the 2016 study. Some areas would require higher capital investments and/or operating costs including new fire stations, expanded police staff, and additional public works crews and equipment.

Table 1.11 – Projected General Fund Revenues and Expenditures for Annexation Areas, 2030 shows the estimated gross/net revenues, expenditures, and initial capital investment, for each annexation areas. Though areas like US 17 West, Edison College, and the Airport, would generate more costs than revenues to the City, other close in areas already covered by city services, like Charlotte Park, US 41/Burnt Store Rd, and Jones Loop could bring in new net revenues from $240,000 to $700,000 annually. Though annexation of all areas excluding 12 and 14 would generate a net loss to the city, the fiscal analysis showed that it would shift the citywide tax split from 89 percent residential to 80 percent residential, allowing non-residential uses to bear a larger portion of the tax burden.

Table 1.11 – Projected General Fund Revenues and Expenditures for Annexation Areas, 2030 (Source: Economic & Budgetary Analysis, Partners for Economic Solutions, 2019)

Annexation Area	Gross Revenues	Expenditures	Net Revenues	Required Initial Capital
1 - US 14 Enclave	Already Annexed			
2 - US 17 West	$578,400	$1,167,633	($589,233)	$2,737,000

3 - Charlotte Park North	$241,700	$0	$241,700	$0
4 - Charlotte Park South	$993,100	$556,734	$436,366	$300,000
5 - US 41/Burnt Store Rd	$335,100	$0	$335,100	$0
6 - Burnt Store Rd Enclave	$1,900	$0	$1,900	$0
7 - Edison College Area	$482,800	$1,244,234	($761,434)	$2,737,000
8 - Environmental Enclaves	NA	NA	NA	NA
9 - Taylor Rd	$493,400	$614,668	($121,268)	$600,000
10 - Jones Loop	$1,011,400	$307,501	$703,899	$0
11 - US 17 East	$1,121,000	$1,193,334	($72,334)	$2,737,000
13 - Airport	$417,600	$1,227,667	($810,067)	$3,037,000
TOTAL	**$5,676,400**	**$6,311,772**	**($635,372)**	**$12,148,000**
12 - Burnt Store Rd East*	$738,300	$665,667	$72,633	$2,137,000
14 - Burnt Store Rd West*	$1,015,800	$665,667	$350,133	$2,137,000
* Lies beyond the City's utility service area and is unlikely to be annexed and not included in the total				

Summary of Future Growth

The primary purpose of the *Future Land Use Element* is to define the 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. While the City's primary focus over the course of the planning horizon will be on continued infill and redevelopment, the City will strategically permit voluntary annexations. The overarching goal for all growth and development, be it infill, annexation, or redevelopment, will be the furtherance of the city's vision as the economic, cultural, and social hub of Charlotte County.

VII. GOALS, POLICY, & OBJECTIVES

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. Over the next 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.

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

Policy 1.1.1.2: Punta Gorda will require, as applicable, an Environmental Resource Permit, for any development permitted through the City's Development Review Committee (DRC).

Measurement: ERP's required for DRC Approvals.

Policy 1.1.1.3: Punta Gorda will regulate development 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 taking into account designated FLUM categories 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 pay off the bonds that supported prior capital projects in the Community Redevelopment Area (CRA) in accordance with the City's interlocal agreement with Charlotte County and will sunset the CRA by the end of 2030 as mandated in that agreement. The City will ensure that these capital

improvements are maintained after the sunset of the CRA.

Measurement: Implementation of identified CRA capital projects.

Policy 1.1.3.2: The City will 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: The City will work with local organizations and consistently update land development regulations to ensure the creation of a diverse mix of infill housing that may include more affordable types that align with workforce needs in Punta Gorda.

Measurement: Number of building permits filed annually for affordable, workforce, and missing middle (duplex, triplex, fourplex, townhouse, courtyard apartment, bungalow court, etc.) homes.

Policy 1.1.3.4: Punta Gorda, in cooperation with citizen groups, will continue to develop and implement a citywide beautification program, including landscaping, public art, 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.

Policy1.1.3.5: 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.

Policy 1.1.3.6: The City will ensure that local historic and neighborhood conservation district requirements do not impose additional and/or excessive development barriers on key infill and redevelopment opportunity sites.

Measurement: Number of building applications filed annually for infill and redevelopment projects of a certain size located in a local historic and neighborhood conservation districts.

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.

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: 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 new development and infrastructure.

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, and 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. 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 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.

Policy 1.1.5.3: Punta Gorda will develop a green infrastructure program for new capital projects that sets updated standards for impervious versus pervious surface area, sustainable building materials, xeriscaping, and low impact stormwater management.

Measurement: Creation and adoption of a green infrastructure program, to be updated as necessary every five years.

Objective 1.1.6: Punta Gorda will protect historic resources through historic district designation and historically sensitive land development regulations.

Policy 1.1.6.1: 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 and, updated historic resources inventory.

Policy 1.1.6.2: Punta Gorda will allow the transfer of development rights (TDR) from a historic property being preserved to a receiving site. The TDR process for historic preservation will allow the transfer of the residential density or commercial floor area entitlement to an appropriate receiving site and it will require documentation of the transfer to be placed in the public records.

Measurement: Existence of regulations governing TDR's which permit the transfer of a preserved historic property to a receiving site.

Policy 1.1.6.3: In order to prevent further loss of historic assets, Punta Gorda will adopt and maintain a local register of historic buildings and will designate local historic and neighborhood conservation districts in areas where either large concentrations of these contributing buildings still exist or where the historic urban pattern of the city is still apparent, respectively.

Measurement: Number of demolition permits for buildings on the local register of historic properties.

Policy 1.1.6.4: The City will establish and maintain a long-term relocation and adaptation strategy for historic properties in areas vulnerable to Sea Level Rise.

Measurement: Damage in dollars to historic properties as a result of Sea Level Rise and subsequent heightened storm surge impacts.

Objective 1.1.7: Punta Gorda will mitigate the negative impacts associated with climate change and sea level rise by proactively adapting existing and providing new

public infrastructure; promoting the use of Transfer of Development Rights (TDR); and by pursuing the acquisition of lands for preservation.

Policy 1.1.7.1: Construction of public facilities in coastal flood risk area 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 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 1.1.7.2: To ensure that growth and investment foster a more resilient City, Punta Gorda will adopt and maintain adaptation guidelines for new capital projects and private developments according to the Adaptation Focus Areas defined in the Punta Gorda Climate Action Plan.

Measurement: Existence and enforcement of adaptation guidelines that are updated as necessary every 10 years.

Policy 1.1.7.3: In partnership with regional and state agencies and local organizations, the City will establish and maintain a Climate Adaptation Assistance Program that provides technical assistance and financial support for commercial property owners to implement climate adaptation measures.

Measurement: Number of building retrofits undertaken annually for adaptation purposes.

Policy 1.1.7.4: The City will perform a comprehensive analysis of existing land uses in relation to the future land use map to establish appropriate sending and receiving zones and update the Transfer of Development Rights Program.

Measurement: The completion of the analysis and the creation of a Transfer of Development Rights Process.

Policy 1.1.7.5: The City will seek out opportunities to acquire lands for preservation to mitigate the risk of coastal flooding events due to storms and climate change.

Measurement: Acres of land acquired for Preservation.

Objective 1.1.8: Punta Gorda will continue to eliminate, reduce, or mitigate conditions that are inconsistent with any interagency hazard mitigation report recommendations, including those in the Florida Statutes.

Policy 1.1.8.1: 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 City staff in flood issues, and control the siting of mobile homes.

Measurement: Continued participation in the CRS program.

Policy 1.1.8.2: 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 1.1.9: 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 customers 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 to accommodate planned densities in unincorporated areas.

Measurement: Review of policies in the comprehensive plan to accommodate for County's transfer of development units within the unincorporated portion of the utility service areas.

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 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 leapfrog development pattern of 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 2006 Annexation Study.

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 facility 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, commercial and mixed use development, historic preservation, environmental

conservation, economic development, downtown revitalization, and community health), Punta Gorda will employ or make available innovative land development techniques, city programs, and public investments.

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, reduction of coastal flooding risk, downtown redevelopment, or sale of property at a discount to a public agency for public purpose.

Measurement: Number of inquiries each year and number of TDR's issued.

Policy 1.1.12.2: In order to support the creation of affordable and workforce housing, the City of Punta Gorda will provide a tax/fee rebate program for residential projects that include affordable and workforce units, help establish a community land trust and/or land bank, and expand support for local housing agencies and nonprofit organizations.

Measurement: Number of new building permits filed annually for projects that include affordable and workforce housing units.

Policy 1.1.12.3: The City will prioritize affordable and workforce housing projects as a local preference when seeking funding and housing credits from the Florida Housing Finance Corporation.

Measurement: Amount of funding and number of housing credits secured annually from the Florida Housing Finance Corporation for affordable and workforce housing projects.

Policy 1.1.12.4: In partnership with local nonprofits and as part of a larger Continuing Care Retirement Communities Program, the City will support the creation of more assisted living projects.

Measurement: Number of new building permits filed for assisted living projects in a given year.

Policy 1.1.12.5: The City will consider the use of impact fee adjustments, special assessments, Business Improvement Districts (BID), and Community Development Corporations (CDC) in areas where business or mixed-use growth is desired and recommended. These areas include the greater downtown area, where these techniques could supplement current CRA activities and replace or extend ongoing functions of the CRA after its anticipated sunset before 2030.

Measurement: Number of special assessment areas, BIDs, and CDCs operating under consideration in Punta Gorda.

Policy 1.1.12.6: Punta Gorda will consider creating a façade improvement program to improve storefronts and façades of commercial buildings and will consider partnerships with chambers of commerce and anchor institutions to promote events and programming that sustain local businesses and add to the community's sense of place.

Measurement: Number of inquiries received annually for the Façade Improvement Program.

Policy 1.1.12.7: Punta Gorda will work closely with the Charlotte County Economic Development Office and local chambers to attract more small and mid-sized PDR (production, distribution, and repair), aviation, and health-related businesses to the City and establish clear targets and outreach plans for securing future businesses and residents.

Measurement: Number of net new businesses located in Punta Gorda annually.

Policy 1.1.12.8: To create a more vibrant downtown for locals and visitors alike, the City will partner with local organizations to provide new art programs, production, and cultural spaces.

Measurement: Number of partnerships for artists, performers, arts-related businesses, and cultural organizations.

Policy 1.1.12.9: The City will continually explore and implement innovative parking programs to manage parking demand and supply downtown, including shared valet services, time limited parking, residential parking permits, and transportation improvements that reduce overall car trips.

Measurement: Downtown parking occupancy rates during peak and non-peak hours measured annually.

Policy 1.1.12.10: Punta Gorda will establish a Street Tree Program that allows individual citizens, developers, business owners, and community groups to contribute to Punta Gorda's urban canopy by purchasing new trees, while the City commits to maintaining and watering them.

Measurement: Inquiries about the Street Tree Program and number of trees planted through the program annually.

Policy 1.1.12.11: Punta Gorda's Downtown, Village Center, Traditional Neighborhood, Professional Office, Flex Commercial Corridor, Highway Commercial, and Light Industrial 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: In order to enact recommendations of the 2019 Citywide Master Plan, the City of Punta Gorda will amend its land development regulations and Code of Ordinances, focusing on priorities like promoting diverse and affordable housing development, enabling commercial and mixed use infill development, improving walkability and bikeability to ensure community safety and economic vibrancy, and ensuring high-quality growth that preserves and enhances community character.

Policy 1.1.13.1: Punta Gorda will create and adopt a form-based code in key areas and along key corridors where development and investment are likely and desirable. This code

may include new architectural and site-design guidelines, as well as new frontage and street standards.

Measurement: Existence of a form-based code and design standards in the City's Code of Ordinances.

Policy 1.1.13.2: In exchange for a predefined set of development mitigations such as, open space, public parking, and/or boating/water-related amenities, Punta Gorda will consider granting additional development potential in the form of increased height, density, or floor area ratio (FAR).

Measurement: Number of inquiries each year and number of community benefits achieved.

Policy 1.1.13.3: The City will enact a public art ordinance for Downtown Punta Gorda that considers a required percentage of new development budgets for projects of a certain size be earmarked for public art.

Measurement: Existence of a public art ordinance and number of public art pieces created annually.

Policy 1.1.13.4: To help activate the downtown center, the City will allow temporary and pop-up arts, entertainment, business incubator, and retail uses in underutilized properties.

Measurement: Number of Temporary conditional Use permits filed annually.

Policy 1.1.13.5: Punta Gorda will reduce and eliminate minimum parking requirements wherever possible throughout the city to encourage more pedestrian-oriented, affordable, and mixed use developments and to reflect changing transportation habits and mode split goals.

Measurement: Reduction of minimum parking requirements in the City's Land Development Regulations.

Policy 1.1.13.6: The City will enact bicycle parking requirements that establish short and long-term parking ratios for all new non-residential and multifamily residential projects. A percentage of required bicycle parking may also be met by providing bicycle facilities and amenities, such as covered bicycle parking and employee-based shower and locker facilities.

Measurement: Number of covered/uncovered bicycle parking spaces.

Policy 1.1.13.7: Punta Gorda will preserve existing greenspaces and city parks, particularly along the waterfront, by limiting the amount of paved and impervious surfaces in City-owned land.

Measurement: Percentage of pervious versus impervious surfaces in public parks and open spaces.

Policy 1.1.13.8: In order to improve overall safety and in accordance with the Complete Streets Resolution of 2013, the City will update and maintain pedestrian and bicycle friendly Street Design Standards that would replace existing Street Standards contained in Chapter

20: Streets & Sidewalks and Chapter 20a: Subdivisions of the Code of Ordinances by June 30, 2025.

Measurement: Existence of Street Design Standards in the City Code of Ordinances.

Policy 1.1.13.9: To help ensure the preservation of historic assets, the Punta Gorda will adopt a local register of historic properties, two new local historic districts, the Downtown Historic District and the Grace Street Mid-Century Historic District, and a local neighborhood conservation district, the Downtown Neighborhood Conservation District.

Measurement: Existence of a local register of historic properties and local historic and neighborhood conservation districts.

Policy 1.1.13.10: In order to encourage new diverse and more affordable housing types, the City will maintain:

a) Residential density controls and land uses that are calibrated to allow for missing middle housing types including townhomes, duplexes, fourplexes, cottage courts, and small apartment buildings;
b) Zoning and land development regulations that permit affordable micro units and accessory dwelling units (ADUs); and
c) Reduce minimum lot widths and remove replatting fees in Traditional Neighborhood FLUM areas.

Measurement: Number of building permits filed for affordable or missing middle homes in a given year.

Policy 1.1.13.11: In order to encourage new commercial and mixed-use development, the City will maintain:

a) Zoning code and land development regulations that remove unnecessary regulatory barriers to building viable commercial and mixed use projects;
b) Flexible land development regulations for areas where commercial development is recommended and desirable; and
c) Development Mitigation requirements that require a minimum amount of commercial and office space to achieve increased building, building height and/or residential density.

Measurement: Number of building permits filed for new commercial projects and mixed use development with office space in a given year.

Policy 1.1.13.12: In order to implement the recommendations and vision set forth in the 2019 Citywide Master Plan, certain FLUM categories were modified in 2020:

a) Changed a portion of the areas designated as Professional Office land category to the Village Center land use category;
b) Changed a portion of areas under the Light Industrial land category to Flex Commercial Corridor land category;
c) Renamed the Residential land categories into the Suburban Residential land categories;
d) Removed the Medium Density category and incorporated these areas into High Density category;
e) Changed the Urban Village land category into the Downtown Core land category;
f) Changed a portion of areas under the Highway Commercial Corridor land category into the Flex Commercial Corridor land category; and
g) Added the Village Center, Traditional Neighborhood, and Loop Annexation Area land categories.

Measurement: Existence of the FLUM categories detailed in Objective 1.1.14.

Policy 1.1.13.13: In order to implement the recommendations and vision set forth in the 2019 Citywide Master Plan, certain FLUM overlay categories were modified in 2020:

a) Revised the Historic Overlay to encompass four new local register districts: The Downtown Historic District, the Main Street Historic District, the Grace Street Mid-Century Historic District, and the Neighborhood Conservation District
b) Added the Interchange Commercial Overlay.

Measurement: Existence of the FLUM overlay categories detailed in Objective 1.1.14.

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. In order to preserve the existing character of the traditional suburban neighborhoods, reduce climate change risk, and ensure an economically viable traditional downtown and adjacent mixed use commercial area. Some residential lands are appropriate as sending zones via the City's existing transfer of development rights (TDR) program. 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 net densities up to 5 units per acre.
- High-Density: This classification permits residential structures other than mobile

homes at net densities up to 15.0 units per acre.

- Mobile Home: This classification permits residential structures and mobile homes at net densities of up to 12.0 units per acre.

Recreational vehicles may be permitted at densities of up to 8.0 units per acre.

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

Policy 1.1.14.2: Downtown lands encompass the traditional commercial core of the city; therefore, they feature the most intense retail and office space allowances, 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 and historic pattern.
b. So as to allow net residential densities of up to 25 dwelling units per acre,
c. Development projects which provide Missing Middle housing types may be allowed at net residential densities of up to 30 dwelling units per acre
d. Development projects, outside of the Main Street Historic District Overlay, that adhere to a set of additional development requirements to be determined in the Land Development Regulations may be allowed at net residential densities of up to 50 dwelling units per acre.
e. The development intensity shall not exceed a floor area ratio of 5.0.

Measurement: Plans reviewed checks of zoning for occupational license issuance or renewal, mixed use development plans reviewed.

Policy 1.1.14.3: Traditional Neighborhood lands are reflective of typically older and primarily residential neighborhoods.

These areas shall be developed:

a. To accommodate a unique mix of single-family and multifamily housing types such as duplexes, triplexes, cottage courts, small garden and courtyard apartments, and townhouses, all designed to blend cohesively together
b. To also accommodate live/work and small-scale accessory commercial buildings
c. So as to allow net residential densities of up to 25 units per acre, though projects that provide a predetermined set of community benefits, based on criteria defined in the land development regulations, may exceed this base density
d. So as to restrict the intensity of development in local historic districts and set specific architectural, landscaping, and site design standards to achieve development that is consistent with the historic character

Measurement: Measurements analogous to those described for Policy 1.1.14.2.

Policy 1.1.14.4: The Village Center category is intended for smaller mixed-use commercial centers outside of the downtown core. Development in these areas should be pedestrian oriented and encourage a vertically-integrated mix of uses, though at lower intensities than what is permitted in the Downtown land use category.

These areas shall be developed:

a. With walkable streets, public spaces, and active ground floor uses
b. So as to allow net residential densities of up to 25 units per acre and intensities with a maximum floor area ratio of 2.0.
c. Development projects which provide Missing Middle housing types may be allowed at net residential densities of up to 30 dwelling units per acre.
d. Development projects that adhere to a set of additional development requirements to be determined in the Land Development Regulations may be allowed at net residential densities of up to 45 dwelling units per acre and intensities with a maximum floor area ratio of 3.0.
e. Development projects within the Waterfront Overlay that adhere to a set of additional development requirements to be determined in the Land Development Regulations may be allowed at net residential densities of up to 50 dwelling units per acre and intensities with a maximum floor area ratio of 5.0.
f. Development projects within the Medical Overlay that adhere to a set of additional development requirements to be determined in the Land Development Regulations may be allowed intensities with a maximum floor area ratio of 6.0.

Measurement: Measurements analogous to those described for Policy 1.1.14.2.

Policy 1.1.14.5: Flex Commercial Corridor lands have been given the maximum amount of flexibility in order to absorb as much new affordable, multifamily, and commercial development as the market demands.

These areas shall be developed:

a. To accommodate a wide array of commercial, office, light industrial, and PDR (production, distribution, repair) uses, as well as some street-oriented mixed use development including office and multifamily residential, especially in areas adjacent to residential neighborhoods and at key crossroads
b. To allow net residential densities of up to 0 units per acre and intensities with a maximum floor area ratio of 1.5.
c. Development projects which provide Mixed Use Missing Middle housing types as defined in the Land Development Regulations may be allowed at net residential densities of up to 30 dwelling units per acre.

d. Development projects that adhere to a set of additional development requirements to be determined in the Land Development Regulations may be allowed at net residential densities of up to 45 dwelling units per acre and intensities with a maximum floor area ratio of 3.0.
e. So any light industrial or PDR uses considered potentially noxious or hazardous are to be approved only by special exception under the zoning ordinance

Measurement: Measurements analogous to those described for Policy 1.1.14.2.

Policy 1.1.14.6: 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 up to 15 units per acre by Planned Development provisions of the Land Development Regulations, in areas where residential uses will promote affordable housing or compact and contiguous development.

Measurement: Measurements analogous to those described for Policy 1.1.14.2.

Policy 1.1.14.7: 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. So as the non-residential intensity of the development of Professional Office land use designation does not exceed a floor area ratio of 2.0.

b. So residential uses may be permitted at net densities of up to 15 units per acre. Residential densities exceeding 15 units per acre for pre-existing small platted lots or if they are developed through the Planned Development process where at least 25 percent of the project is commercial.

Measurement: Measurements analogous to those described for Policy 1.1.14.2.

Policy 1.1.14.8: 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 1.5.
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 15units per acre by Planned Development provisions of the Land Development Regulations.

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

Policy 1.1.14.9: The Loop Annexation Area category is applied to newly annexed land immediately east of US 41 on both sides of Jones Loop Road.

a. Land designated as this category will be regulated in accordance with the 2013 Interlocal Service Boundary Agreement and Joint Planning Agreement between Charlotte County and Punta Gorda that established the Loop Municipal Services Area.
b. Exhibit D in that agreement specifies a combination of county and city future land use categories for various portions of annexed land.
c. Section 10 of that agreement acknowledges that those categories allowed up to 328 dwelling units on all land subject to voluntary annexation and intensities with a maximum floor area ratio of 1.5.
d. The City would grant an additional 122 dwelling units certificated through the county's Transfer of Density Units (TDU) ordinance.
e. Any additional residential density beyond the 450 dwelling units specified in part c. and d. of this policy shall only be provided through the county's Transfer of Density Units (TDU) program with location and configuration approved through Planned Development provisions of the City Land Development Regulations.
f. Intensities obtained through the Planned Development process shall not exceed a floor area ratio of 5.0.

Measurement: Development plans, including Planned Development (PD) submittals, reviewed each year.

Policy 1.1.14.10: 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 1.1.14.11: Recreation-Public lands are intended to serve active and passive recreational needs of the public. This FLUM category 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 1.1.14.12: 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 1.00.

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

Policy 1.1.14.13: 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 1.1.14.14: 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 category 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 1.1.14.15: The FLUM series contains the following special overlays:

- Community Redevelopment Area - This area exists for the redevelopment and revitalization of downtown Punta Gorda. The Downtown Redevelopment Area is an overlay on underlying FLUM categories which may alter use, density, and intensity characteristics as described in the underlying category. 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.

- Historic Overlay - This area exists to protect historic resources within downtown Punta Gorda. It protects contributing buildings from demolition or alteration and sets specific building form, landscaping, and site design standards for existing historic and new infill buildings. Properties in this overlay require review by the Historic Preservation Advisory Board (HPAB) prior to any major rehabilitation and are subject to the City's "First right of refusal" prior to demolition, allowing for the removal of structures to the City's designated History Park. Property owners are encouraged to seek preservation assistance from the HPAB. The intent is to promote the vitality of downtown Punta Gorda. This area includes two local historic districts, the Downtown Historic District and the Grace Street Mid Century Historic District, and one local neighborhood conservation district, the Downtown Neighborhood Conservation 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.
- Interchange Commercial Overlay – This area exists to promote economic opportunity by attracting high quality development to the I-75 interchange commercial area.
- Waterfront Overlay - This area exists to promote a lively, economically viable, and publicly accessible waterfront.

Measurement: Existence of these overlays and site designations, DRC applications reviewed each year for development or redevelopment of property in this area, historic structures preserved.

Policy 1.1.14.16: Educational land uses are permissible within all land use categories.

Measurement: The allowance of educational uses in all land use categories.

Objective 1.1.15: Punta Gorda will adopt or amend land development regulations necessary to regulate land subdivision, signage, and 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 1.1.16: 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.

Policy 1.1.16.1: 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.

Policy 1.1.16.2: 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.

Policy 1.1.16.3: 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.

Policy 1.1.16.4: 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.

Policy 1.1.16.5: 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 Chapter 163.3191 evaluation and appraisal of comprehensive plan.

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

Policy 1.1.16.6: 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 or future plan amendments.

Measurement: Monitoring and reporting on changed conditions.



2A
CONSERVATION

Conservation Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

The purpose of the *Conservation Element* is to plan, promote, and manage the conservation and protection of the city's natural resources. It is important for the City to plan for development in such a way that development mitigates risk, maximizes economic value, and conserves natural ecosystems. This element addresses measures to protect areas that are necessary for threatened and endangered species and subject to destruction by land development, while developing and promoting the city's economic engine, and is integrally connected with the *Future Land Use, Coastal Management, Recreation and Open Space, Infrastructure*, and *Transportation Elements*.

The *Conservation Element* inventories and describes the city's existing and proposed natural preserves and conservation areas within and adjacent to the city. The preservation and enhancement of these natural areas and the protection of the undeveloped areas are the major concerns of this element. The preservation of waterfront property from development also contributes to the maintenance of water-quality standards by limiting the discharge of pollutants resulting from development.

Other concerns include the enhancement of traditional economic activities, which rely on a healthy ecosystem, by mitigating adverse effects of development through promoting compact urban form, and protecting and restoring natural resources.

The greatest potential impact to the natural resources of Punta Gorda and its environs is population growth in unsustainable patterns. The City is committed to implementing strategies that will balance growth, including residential and commercial development and the associated infrastructure, through innovative and creative approaches that will least impact the natural systems.

II. INTRODUCTION

Purpose

The purpose of the *Conservation Element* is to plan, promote, and manage the conservation and protection of the city's natural resources, including air, water, wetlands, forests, fisheries and wildlife habitat, marine habitat, minerals, and other natural and environmental resources. It is important for the City to plan for development activities in areas that would mitigate or otherwise lessen the disturbance of upland and coastal resources. This element predominantly addresses measures to protect the natural and environmental resources in the area.

Relationship to the City's Comprehensive Plan

The *Conservation Element* provides the underlying foundation and detailed policies regarding conservation, use, and protection of natural and coastal resources. It relates to the other elements as follows:

- 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 be consistent with sound planning goals and objectives, and that the policies of the *Future Land Use Element* promote compatibility between development activities and the conservation of natural resources.
- 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. It is essential that development activities implement sound coastal policies that protect the natural and coastal resources.
- The *Recreation and Open Space Element* identifies the potential recreational opportunities for which these natural preserves may be utilized. Such uses typically include passive recreation, outdoor education, and resource-oriented activities such as hiking and camping.
- The *Infrastructure Element*, which is divided into sections pertaining to drainage, solid waste, and the provision of sewer and potable water services, is directly related to the *Conservation Element*. The impacts of existing and proposed facilities on natural systems must be taken into consideration during the establishment of levels of service for water and sewer facilities, facility site location criteria, and overall policies regarding the city's infrastructure. Dealing with these challenges is accomplished through the policies of the drainage section of the *Infrastructure Element*.
- The *Transportation Element* deals with the city's street network and addresses bicycle, pedestrian, transit, port, and aviation facilities. The policies of the *Transportation Element* must reflect those of the *Conservation Element* to ensure that roads are sited in the least sensitive areas possible, designed in a manner which minimizes impacts to the surrounding environment, and provide adequate hurricane evacuation times.

III. LEGISLATION

The following is an assessment of existing regulations and programs which affect land use decisions and regulate development impacts to the natural environment.

Federal Regulations

The Rivers and Harbors Act (1899)

The Rivers and Harbors Act (1899) regulate all activities affecting the navigable waters of the United States, including the approval of dredging and filling activities in wetlands. This regulation affects the construction of bridges, roads, wharves, and other activities interpreted as affecting navigable waters. The primary enforcement agency for this act is the U.S. Army Corps of Engineers.

The Clean Water Act

The Federal Water Pollution Control Act of 1972 [Clean Water Act (CWA)], was signed into law in 1972 as a rewrite of the

Federal Water Pollution Act of 1948, it was then amended in 1977, 1987 (Section 320 added), 2000 [Clean Waters and Estuaries Act – Comprehensive Conservation and Management Plan (CCMP) implementation], and 2016 (revision to Section 320). The Clean Water Act establishes a permitting program and criteria for the discharge of pollutants into the country's waters, including minimum water quality standards. The Act focuses on surface waters, and provides the greatest protection for wetlands of any federal legislation.

The Clean Air Act (1970, 1990)

The Clean Air Act (1970, 1990) establishes emission standards for point-source emitters of airborne pollutants and motor vehicles. It also sets pollution controls which require communities and industry to meet ambient air quality standards for a number of air pollutants.

The Marine Mammal Protection Act of 1972

The Marine Mammal Protection Act of 1972 gives the U.S. Department of the Interior the responsibility for the management and protection of marine mammals found within the territorial boundaries of the United States, including the West Indian manatee.

Federal Land Policy and Management Act of 1976

The Federal Land Policy and Management Act (FLPMA) of 1976 created the Bureau of Land Management (BLM). The BLM has a dual mandate; that of managing public land for multiple uses while conserving natural, historical, and cultural resources. The Southwest Florida Water Management District explicitly lists coordinating with the BLM to acquire land in the Charlotte Harbor area as an action item to manage natural systems. The BLM acts as a vehicle to coordinate forestry management and hydrologic restoration programs.

Endangered Species Act (ESA)

Adopted by Congress in 1973, the Endangered Species Act (ESA), and subsequent updates, establishes criteria for the listing of plants and animals as threatened or endangered. The ESA also provides a permitting program which helps ensure that ecosystems, upon which listed species rely, are conserved during development activities. The Act also provides the impetus for the creation of species-specific habitat conservation plans intended to address the long-term viability of populations of endangered or threatened species.

The Safe Drinking Water Act of 1974

The Safe Drinking Water Act of 1974 charges the U.S. Environmental Protection Agency with ensuring that drinking water meets established criteria.

State Regulations

Florida Statutes

The Florida Endangered and Threatened Species Act

The Florida Endangered and Threatened Species Act establishes criteria for the listing, protection, and management of plant and animal species considered to be endangered, threatened, or of special concern.

The Preservation of Native Flora of Florida Act

The Preservation of Native Flora of Florida Act recognizes the native plant species that are endangered, threatened, or commercially exploited.

Chapter 163, *Florida Statutes*

Chapter 163, Part II of the *Florida Statutes* (Local Government Comprehensive Planning and Land Redevelopment Act, also known as Florida's Growth Management Act and Florida's Community Planning 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.

Chapter 370, *Florida Statutes*, and Chapter 16N-35, *Florida Administrative Code*

Chapter 370, *Florida Statutes*, and chapter 16N-35, *Florida Administrative Code* (FAC), established the state's salt water fishing license requirements.

Chapter 380, *Florida Statutes*

As required by Chapter 380.24, local government abutting the Gulf of Mexico or the Atlantic Ocean, or which include or are contiguous to waters of the state where marine species of vegetation listed by rule (as ratified in section 373.4211) constitute the dominant plant community, shall develop a coastal zone protection element pursuant to section 163.3177.

The Florida Manatee Sanctuary Act

The Florida Manatee Sanctuary Act establishes protective measures for the endangered West Indian manatee, and establishes manatee sanctuary areas throughout the state.

The Water Resources Act

The Water Resources Act establishes state water policy and implementation measures, which include the creation of the five regional water management districts. This act mandates the formulation of a state water use plan. The city of Punta Gorda lies within the Southwest Florida Water Management District (SWFWMD).

The Florida Water Quality Assurance Act

The Florida Water Quality Assurance Act requires the Florida Department of Environmental Protection to maintain a statewide groundwater quality monitoring network and data base.

The Florida Safe Drinking Water Act

The Florida Safe Drinking Water Act establishes a statewide framework for regulating drinking water quality.

The 1984 Groundwater Protection Rule

The 1984 Groundwater Protection Rule establishes guidelines for the restoration, conservation, and management of the state's groundwater resources.

The Florida Solid Waste Management Act (1988)

The Florida Solid Waste Management Act (1988) requires each county and city to include recycling programs in their comprehensive plans and to develop and initiate recycling programs with the goal of reducing the waste stream by 30% by the end of 1994. In 2008, the Florida Legislature enacted House Bill 7135, which created section 403.7032, *Florida Statutes*. This established a new statewide recycling goal of 50% for 2014 and 75% to be achieved by 2020.

The Surface Water Improvement and Management (SWIM) Act of 1987

The Surface Water Improvement and Management (SWIM) Act of 1987 requires each of the State's five water management districts to identify those surface waters most in need of restoration or preservation. The act mandates the development of management plans ("SWIM plans") for each waterbody identified, including detailed schedules of implementation.

The Mangrove Trimming and Preservation Act

The Mangrove Trimming and Preservation Act was enacted during the 1995 legislative session and provides standards for the selective trimming of mangrove trees, and establishes a permitting program to allow such activities. It was amended during the 1996 session to provide regulations for trimming and altering mangroves on private and public property.

Senate Bill 712

The Florida Legislature's Senate Bill 712, the "Clean Waterways Act", was passed in 2020 and is now Chapter 2020-150, Laws of Florida. The bill carries a wide range of water quality protection provisions aimed at minimizing the impact of known sources of nutrient pollution and strengthening regulatory requirements. The Clean Waterways Act created the Wastewater Grant Program to construct, upgrade, or expand wastewater facilities, provide advanced wastewater treatment, and convert septic-to-sewer, and dedicated historic funding to increase alternative water supply and restore and protect Florida's springs. It dedicated funding to increase water quality monitoring and identify new ways to treat, predict, and respond to blue-green algal blooms. This bill also dedicated funding for resilience projects to protect communities from flooding and sea level rise, red tide monitoring and cleanup, and land acquisition for the Florida Wildlife Corridor.

Executive Order 23-06

On January 10, 2023, the Governor signed executive Order 23-06 to enhance environmental protection and expedite water quality projects. Executive Order 23-06 builds off of the Clean Waterways Act by continuing to invest in water quality improvement, protecting water resources, building resilient communities, and preserving conservation lands. It expands the Wastewater Grant Program funding from septic-to-sewer conversions and advanced wastewater treatment projects to projects that address the impacts of stormwater and agricultural runoff and aging wastewater infrastructure that increases nutrient loading to surface groundwater. The order also seeks to reduce the frequency and severity of blue-green

algal blooms and red tide, as well as provide expedited hurricane recovery relief and support the completion of comprehensive vulnerability assessments for all of Florida's municipalities.

Local Regulations

City Ordinance

Chapter 6, Vessels, Docks, and Waterways Ordinance

Vessels, Docks, and Waterways Ordinance, Chapter 6 of the City Code of Ordinances, provides authority to the City to regulate waterways within the city limits. The provisions include regulation of boats, sanitation rules, mooring and speed zones, construction in waterways, maintenance of seawalls, and commercial harvesting of shellfish. The code defines the 5-member Canal Maintenance District, and a governing body with specific powers.

Chapter 6A, National Pollution Discharge Elimination System

National Pollution Discharge Elimination System, Chapter 6A of the City Code of Ordinances, was adopted for the purpose of maintaining efficient economic and safe operation of storm sewer systems and for the safe operation of the health, safety, and general welfare of the public within the city. It ensures that land development activities are conducted in a manner which minimizes the loss of top soils and controls run-off through the application of best management practices (BMPs).

- Article I is intended to prevent and abate pollution through the regulation and control of connections and discharges to the separate storm sewer system of the city of Punta Gorda, and to limit the use of the separate storm sewer system to the collection, conveyance, treatment, and disposal of stormwater through appropriate regulation and enforcement.
- Article II includes provisions for environmental protection and promotes public welfare through the regulation of the design, construction, use, and maintenance of any development or other activity which disturbs land or removes the vegetative cover or results in the movement of soils on construction sites within the city.

Chapter 26, Land Development Regulations

Chapter 26 of the City Code of Ordinances is known as the Land Development Regulations (Land Development Codes) and deal with a variety of natural resource issues.

- Article 8, Section 13, Soil Conservation: provides for the installation of erosion control barriers during development. The stabilization of soils ensures that land development activities are conducted in a manner which minimizes the loss of top soils and ensures the application of BMPs for agricultural land uses.
- Article 8, Section 16, Transfer of Development Rights: provides for the transfer of density units associated with real property. This section promotes the protection and conservation of environmentally sensitive areas of the city such as wetlands, mangrove clusters, and endangered species habitats. The ordinance establishes an incentive for the dedication and/or discounted sale of

property to the City for general purposes, such as parks, roads, right-of-ways, government service sites, public access, and affordable housing, and continues to provide limitations and conditions for transfer of density units for the establishment of a land acquisition trust fund.

- Article 12, Landscape Standards: establishes minimum landscape design standards including approved native and prohibited plant species lists, and landscaping standards on all commercial, multi-family, and single family development within the city limits.
- Article 14, Flood Hazard Areas: It is the purpose of this article to mitigate potential losses, due to flood conditions in specific areas, by provisions.

IV. INVENTORY AND ANALYSIS

The common theme of the *Conservation Element* is the continued conservation, use, and protection of the natural resources and other native environments within the city of Punta Gorda. By conserving and protecting these areas, the city maintains and sustains our minerals, soils, and native vegetative communities, including forests, from destruction by development activities because all of the city's surface water runoff discharges into the Charlotte Harbor Estuary , which is critical both ecologically and economically to the city.

The city of Punta Gorda lies within a subtropical environment dominated by pine-palm-palmetto, low-lying uplands separated from the Charlotte Harbor Estuary by extensive mangrove forests and salt marsh ecosystems along most of the shoreline. The two most significant environmental events that have impacted the city are the development of the residential canal communities and the preservation of thousands of acres of native habitat through state acquisition. Most of the preservation areas that surround the city are owned by the State of Florida and are known as the Charlotte Harbor Preserve State Park. In addition to state-owned lands, there are significant lands held by the City, Charlotte County, and private individuals that lie between Charlotte Harbor and the urbanized areas of the city, providing some relief from climate changes such as sea-level rise. The greatest potential impact to the natural resources of Punta Gorda and its environs is population growth in unsustainable patterns and rapid suburbanization within the coastal area. This growth, including residential and commercial development and the associated infrastructure, creates a significant impact to all natural systems through land clearing practices and surface water quality issues from stormwater runoff.

The Punta Gorda area receives an average annual rainfall of fifty-four (54) inches, with approximately sixty percent (60%) falling during the summer months of June through September in a typical wet season/dry season. The summer rainfall patterns consist of short duration, intensive storms typically occurring in the late afternoon. It is this type of rainfall event that causes the highest volume of stormwater runoff with the potential of spot flooding and possible damaging effects to Charlotte Harbor.

The topography of the city of Punta Gorda, identified in Map 2A.1, and its environs is generally flat with elevations ranging

from sea level to approximately fifteen (15) feet above sea level. Three vegetative zones can be distinguished:

- The coastal marsh is predominantly tidal mud flats, mangroves, and grass marsh areas ranging in elevations from zero (0) to five feet (5) above mean sea level.
- The transitional zone connects the coastal area with the inland prairie area. This zone varies in elevation from approximately five (5) to fifteen (15) feet above sea level. Most development has occurred in the transitional zone because it provides the most topographical relief and, therefore, was the best drained land. The ridges of the transitional zone generally formed the location of the earliest transportation links including the railroad, Tamiami Trail (US 41), and US 17.
- The inland prairie is normally drained by overland sheet flow due to a lack of natural stream beds. The flood condition of the prairie during heavy rainfall restricts development; however, this condition enhances recharge of the underground aquifers.

Air Quality

Air quality within the city of Punta Gorda is well within the standards set by state and federal regulatory agencies. The air quality is monitored by the Florida Department of Environmental Protection (FDEP) for carbon monoxide, lead, nitrogen dioxide, ozone, particulate matter, and sulfur dioxide. FDEP monitors are concentrated in areas of high population densities. The one air-quality monitoring station in the area was located near the Charlotte County Airport, however, this monitoring station was removed many years ago. Automobile exhaust was previously identified as the most significant individual threat to the city's and Charlotte County's air quality. While improved automotive exhaust pollutant technologies have reduced that threat significantly, auto-dependent development patterns, in conjunction with increasing populations, will increase auto-related air pollutants over the planning horizon.

Open burning is another common source of air pollutants as a result of development activities or in the form of wildfires. The major pollutants that result from open burning are suspended particulates and carbon monoxide. The size of the particles released through open burning are directly linked to a high potential for causing health problems. However, the emissions produced from open burning are generally short term and localized in nature. Open burning occurs around the city to a lesser extent, including wildfires and prescriptive burns for land management purposes. In Florida, open burning is regulated by the State Division of Forestry and FDEP. While open burning is not usually permitted in or near residential areas, it is important to recognize that controlled or prescribed burning is employed in forestry and wildlife management as an essential land management tool. One of the major benefits of prescriptive burning of lands, such as the Charlotte Harbor Preserve State Park, is to periodically reduce the accumulation of dry leaf litter and other dead plant materials in forests and prairies and thus prevent highly destructive wildfires from occurring.

Water Resources

Surface Water Systems

As provided by chapter 403, *Florida Statutes*, Florida's surface waters are classified into five categories according to their present and future most beneficial uses. Table 2.1 divides the five (5) categories of surface waters identified in section 62-302.400, *FAC*:

Table 2A.1 - Surface Water Categories

Category I	Potable Water Supplies
Category II	Shellfish Propagation or Harvesting
Category III	Recreation, Propagation, and Maintenance of a Healthy, Well-Balanced Population of Fish/Wildlife
Category IV	Agricultural Water Supplies
Category V	Navigation, Utility, and Industrial Use

Source: Florida Department of Environmental Protection

Category I surface waters are generally the highest quality and subject to the most stringent protective measures. Category II and III waters may, for certain uses and water quality parameters, receive equal or even greater protection. Category IV water bodies are generally located in agricultural areas. Category V Waters are generally industrial in nature. There are no Category IV or V waters within the city of Punta Gorda.

Special consideration is also given to waters classified as Outstanding Florida Waters or Outstanding National Resource Waters, which are defined by chapter 62-302, *Florida Administrative Code (FAC)*, as:

- Outstanding Florida Waters - waters designated by the Environmental Regulation Commission as worthy of special protection because of their natural attributes.
- Outstanding National Resource Waters - waters designated by the Environmental Regulation Commission that are of such exceptional recreational or ecological significance that water quality should be maintained and protected under most circumstances.
- Aquatic Preserves - The Florida Legislature may, as provided by chapter 258, *Fla. Stat.*, declare submerged lands and associated waters that are of exceptional biological, aesthetic, and scientific value " to be Aquatic Preserves which are set aside forever...for the benefit of future generations." (Section 258.36, *Fla. Stat.*). The city of Punta Gorda contains a portion of the Gasparilla Sound-Charlotte Harbor Aquatic Preserve.

The most significant surface-water features in and adjacent to the city of Punta Gorda are Peace River and Charlotte Harbor to the north and west, and Alligator Creek to the south that

have been designated as aquatic preserves by the State. The city is bordered on the west by mangrove forest and tidal marsh areas that form part of the Charlotte Harbor Preserve State Park.

Rainfall accumulations during the wet season flood the area. As the water table rises above the land surface, the water drains either through natural channels, such as sloughs, creeks, and rivers, or by slowly moving across large areas of flat land. This process is known as sheet flow movement and it allows water to filter out pollutants as it moves slowly across the large areas.

Historically, much of the city drainage sheet flowed generally west and north into the harbor. Early populations settled on well-drained lands to avoid seasonal flooding. However, growing populations and land development disrupted the natural drainage patterns as urban development and agricultural needs increased. These activities employ the draining of lands through the construction of canals and ditches.

Significant alterations of natural drainage features include:

- Creation of man-made canals
- Use of surface water as potable water
- Development activities which result in the reduction of drainage basins
- Destruction of sloughs that served as natural flow ways
- Loss of wetlands that serve as water storage areas
- Alteration or elimination of sheet flow due to development activities

The most significant man-made alteration to wetlands and natural drainage features was the construction of two (2) large dredge-and-fill residential canal communities, Punta Gorda Isles and Burnt Store Isles. These two (2) communities now include over one hundred (100) miles of seawall along the shores of canals that provide navigable access to Charlotte Harbor.

Surface Water and Drainage Basins Affecting the City

Surface water consists of the collective water flowing on the surface that develop into larger streams and eventually combine to form a river. The location of Charlotte Harbor to the city of Punta Gorda is critical to the economic engine of the city and it is in the City's best interest to support monitoring and protection programs related to the surface water, stormwater, and drainage basins connecting to the harbor.

Surface water studies through programs administered by the Southwest Florida Water Management District (SWFWMD) and the Coastal and Heartland National Estuary Partnership (CHNEP) collect and organize data necessary to monitor water quality. Both groups are committed to improving and maintaining Charlotte Harbor through similar goals. Current data indicates the city's surface water resources are in generally good condition, with some localized areas of elevated chlorophyll, nutrients, and turbidity levels. The enforcement of state, federal, and local regulations, coupled

with the public's continual awareness of the need to conserve and protect water resources, have combined to enhance the protection of these waters from point and non-point source pollution. In addition, since its establishment in 1995, the CHNEP has fostered partnerships with the City and other agencies and organizations to improve the effectiveness of water quality, hydrological restoration, and habitat protection programs.

The primary threats to the city's surface waters continue to include non-point sources of pollution generated by urban and agricultural runoff, leachate from septic tanks and package wastewater treatment plants, erosion from improper land clearing activities, upstream sources of contamination, and historic construction of dead-end finger canals, that when built limit water exchange.

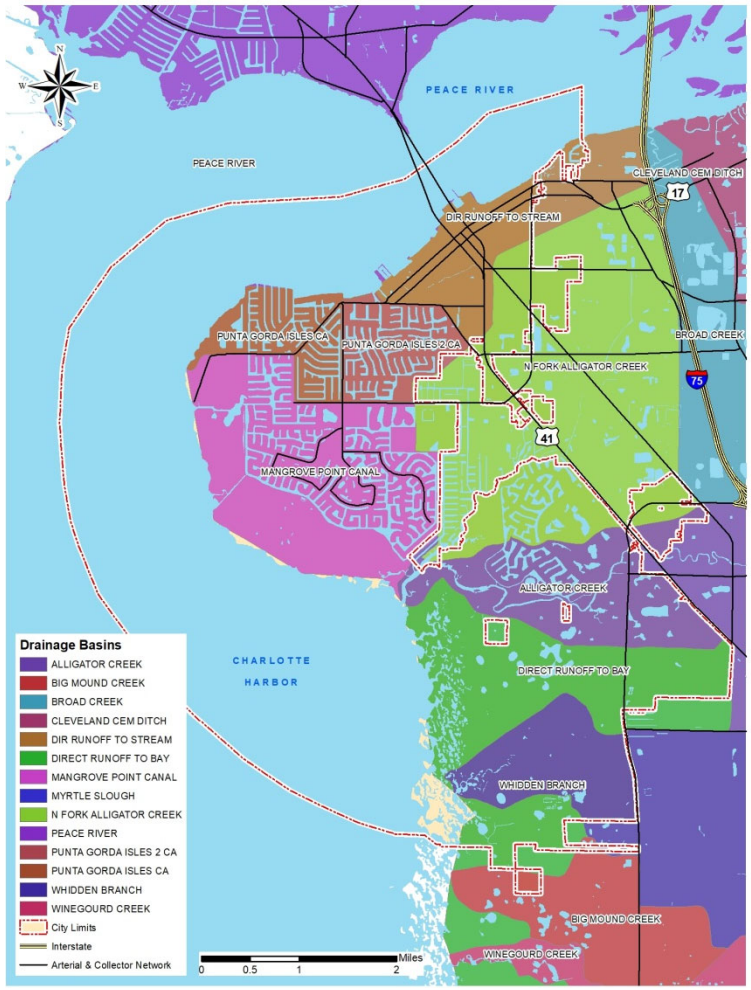
Non-point sources by their nature are difficult to isolate and identify, other than by their proximate causes. It is even more difficult to develop and successfully implement programs to reduce the amount of pollutants which enter the surface water system because such programs usually rely on public education and voluntary compliance.

Map #18 identifies the city of Punta Gorda's drainage basins. A drainage basin is the topographic region from which a stream receives runoff, sheet flow, and groundwater flow. Drainage basins are divided from each other by topographic barriers which define waterflow patterns. Thirteen (13) basins are included within the city's boundaries. The largest basin is identified as Alligator Creek. The flow from this basin transects the city as the North and South Forks of Alligator Creek, eventually discharging to Charlotte Harbor south of the large residential community of Punta Gorda Isles and north of the Charlotte Harbor Preserve State Park.

As one of five (5) contiguous aquatic preserves within the greater Charlotte Harbor Estuary complex, the Charlotte Harbor Aquatic Preserve receives protection under the Florida Aquatic Preserve Act of 1975. In addition to the two (2) major tributaries that drain into the preserves, the preserves connect to several extensive residential canal systems located in Punta Gorda, Port Charlotte, and Cape Haze in northwestern Charlotte County. The locations of the Aquatic Preserves in relation to the city are shown on Map #19 - Aquatic Preserves. Any impacts received to the tributaries and the canal systems may negatively affect the preserve. The City of Punta Gorda shall review new developments and support monitoring activities occurring along these areas in effort to prevent and reduce negative impacts, such as nutrient run-off, to the preserve.

A drainage basin, sometimes called a "watershed", is an area where all surface water shares the same drainage outlet. Drainage basins act like funnels by collecting water within an area and channeling it into a waterway. They are divided by topographical boundaries. Surface water and drainage systems form a hydrologically and ecologically interconnected and mutually interdependent system. The following brief discussions describe the city's major surface water features.

Map #18 - City of Punta Gorda Drainage Basins



Map #19 - Aquatic Preserves



The Peace River

The Peace River begins in the waters of the Green Swamp in Polk County (Black, Crow, and Eidsness, 1976). After coalescing into a defined stream near Bartow, it flows generally southwest for approximately one hundred and five (105) miles until it empties into Charlotte Harbor, draining twenty-four hundred (2,400) square miles of land area (Hand, et. al., 1994) as shown in Map 2A.4.

Water Quality

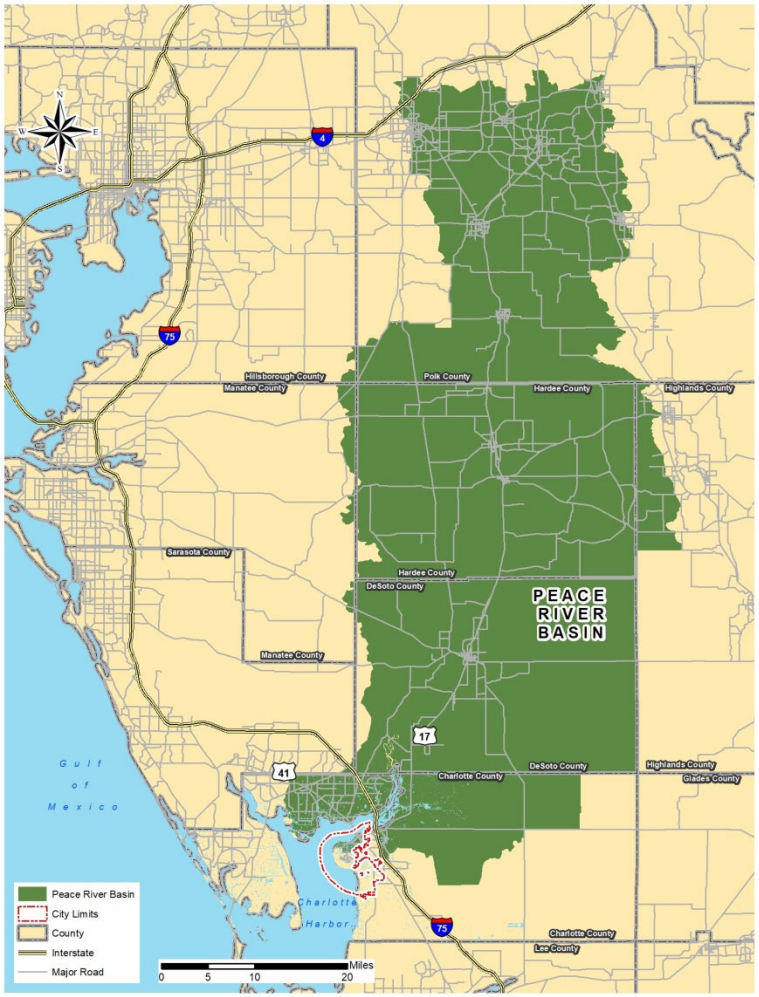
The Peace River, the largest of Charlotte Harbor's tributaries, contributes well over half the freshwater which flows into the estuarine system and is the principal source of potable water for much of the greater Port Charlotte area, as well as an important river for industry, agriculture, tourism, and the environment.

Although the main body of Charlotte Harbor and its adjacent estuarine systems are in relatively good condition, the watershed reflects the effects of diverse human activities. As the population continues to grow throughout the watershed, these stresses must be addressed to provide sustainable uses of the natural resources, while protecting the current health of the natural systems and reducing future risks. The City utilizes its opportunities to participate with local agencies, such as the Coastal and Heartland National Estuary Partnership (CHNEP), to protect and restore its adjacent watersheds by promoting common goals including:

- Managing and protecting fish, wildlife, and shellfish habitats, including oysters, seagrasses, and mangroves;
- Securing new water supply sources for growing populations and business;
- Managing waste generated by septic tanks and storm sewer outfalls;
- Protecting wetland areas for water retention, groundwater recharge, and wildlife habitat;
- Improving the efficiency of freshwater usage;
- Restoring natural water flow ways; and
- Enhancing community understanding and stewardship of natural resources and human connections to them.

Achieving CHNEP's and others' watershed management goals is significantly affected by land use decisions made by local governments. Local governments are facing challenging land use and management issues, which include securing a reliable water supply, treating residential wastewater, and preserving natural habitats and green spaces for human enjoyment. These challenges become more difficult to manage effectively and efficiently as the population increases, especially if not planned for long-term sustainability. These challenges can be intensified if there is a lack of coordination of land use decisions among local governments within the watershed.

Map #20 - Peace River Drainage Basin



The Department of Environmental Protection (DEP), in coordination with the Southwest Florida Water Management District (SWFWMD), has completed a resource management plan for the Peace River Basin. This plan recommends a number of regulatory and non-regulatory approaches toward reducing cumulative impacts in the basin. The plan incorporates many existing programs from the FDEP, SWFWMD, and the Florida Department of Agriculture and Consumer Services (FDACS). Recommended actions include:

- Development of a land acquisition plan and funding strategy for the Peace River Basin through collaboration of local, state, and regional conservation land acquisition entities to assure a coordinated and equitable approach;
- Development of a proposal to ensure adequate funding for the Non-Mandatory Mine Reclamation Program targeted at specific water resource benefits in the basin;
- Joint reviews by DEP and SWFWMD on Environmental Resource Permitting;
- Consideration in combining the Environmental Resource Permit and Conceptual Reclamation Plan approval processes into a streamlined and more protective, comprehensive, phosphate mining authorization to enhance environmental protection and restoration; and
- Work with the SWFWMD and area local governments to evaluate, plan, and initiate financing for the necessary environmental infrastructure to assure sustainable water supplies and improved water quality in the Peace River Basin.

Primary conclusions of the study indicate the following:

- Long-term variations in rainfall have led to substantial declines in average and above-average flows over the last 60 years;
- Groundwater withdrawals have caused a loss of spring flow and base flow in the upper part of the watershed, resulting in the periodic loss of perennial flow in the river between Bartow and Homeland during low-flow conditions;
- Increased dry-season flows from agricultural runoff have led to water quality degradation;
- Land use and cover patterns in the watershed have changed dramatically since the 1940s, with most changes occurring prior to 1979; and
- Water quality improvements have been made with respect to some parameters over the watershed as a whole, however, some portions of the watershed continue to experience water quality degradation.

Charlotte Harbor

Charlotte Harbor is designated as a priority waterbody of the SWFWMD's Surface Water Improvement and Management (SWIM) program and identified as a critical waterbody by the 2002 *Southwest Florida Strategic Regional Policy Plan*, (SRPP). In 1995, Charlotte Harbor was included in the National Estuary Program administered by the US Environmental Protection Agency. Charlotte Harbor is the second largest open-water estuary in Florida, with a surface area of approximately 270 square miles. The combined Peace and Myakka watersheds that drain into Charlotte Harbor are approximately 3,360 square miles. Consequently, Charlotte Harbor experiences a great degree of terrestrial and riverine influence. In addition to being considered one of the state's most productive estuaries for commercial and recreational fishing, and a provider of habitat for a variety of endangered species, the Harbor is the focal point of the city's waterfront. The harbor's major tributaries are the Peace, Myakka, and Caloosahatchee Rivers. Numerous smaller creeks and streams also feed into the harbor.

Charlotte Harbor's Shoreline

Charlotte Harbor's shoreline is characterized by large areas of mangrove swamps with limited urban development occurring in some areas of the Harbor (Port Charlotte) and at the mouth of the Peace River (Punta Gorda). Along the southern basin boundary, behind the existing Charlotte Harbor Preserve State Park, larger residential developments exist or are being planned.

Water Quality

While the Florida Department of Environmental Protection (FDEP), State Regional Policy Plan (SRPP), and CHNEP data show that the water quality in the Lower Peace River and Upper Charlotte Harbor is generally good, there are some locations and parameters of concern. FDEP lists some of the tributaries as impaired for nutrients, including nitrogen and phosphorus, chlorophyll and bacteria. CHNEP status and trends analyses indicate that there are increasing levels of chlorophyll and nutrients near the mouth of Peace River. And the CHNEP Water Clarity Report Card reflects declining water clarity in the Tidal Peace River and Upper Charlotte Harbor. Water clarity is

important for sustaining the submerged seagrasses and associated fishery populations. Sources of excess nutrients, chlorophyll and bacteria within the tributaries and estuary adjacent to the city include stormwater runoff from urban impervious areas, construction sites, and agricultural areas, as well as improperly functioning septic systems.

Excessive surface water withdrawals from rivers and creeks for purposes of water supply may also degrade estuaries by reducing or altering the timing of freshwater inflows. Changes in historic/natural duration, seasonality, and volume of water affect important sport and commercial saltwater fisheries and other estuarine species. Reports indicate that fisheries have declined and shellfishing is periodically closed due to bacterial contamination.

In spring 2019, staff from the Charlotte Harbor Aquatic Preserve noticed increasing filamentous macroalgae along the east wall of Charlotte Harbor on the city's shores. Macroalgae are an increasing feature of shallow-water marine areas across the world and should be monitored carefully because of their destructive impact on fish, wildlife, humans, and the economy. Because macroalgae have relatively simple morphology and broad physiological tolerances, many species can outcompete seagrasses for resources such as nutrients. For example, in the Florida Keys National Marine Sanctuary researchers found species of green and red algae were responding positively to increases in nitrogen availability. However, nutrients are not the only drivers of macroalgal abundance. Cause and effect relationships can be very complicated and usually involve a combination of drivers like circulation patterns, residence time, temperature, salinity, depth and nutrients.

The watershed reflects the pressure of increasing human activities. Urban development continues to change the character and ecology of river-mouth and coastal waters. Mangroves are removed or aggressively trimmed, red tide events cause public health warnings, seagrass areas have declined or have been damaged, and groundwater pumping has continued to increase. If the watershed's population continues to grow in unsustainable patterns, these pressures must be addressed to prevent further threats to natural systems and to protect current uses of resources.

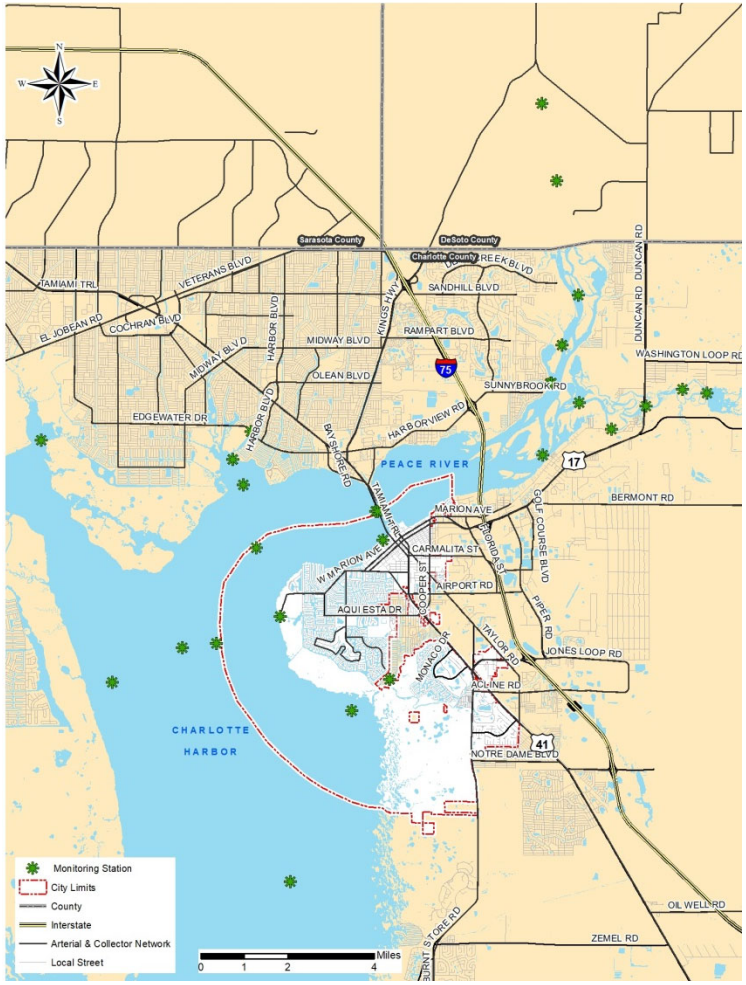
The Charlotte Harbor Estuary provides many benefits and opportunities to the city of Punta Gorda. The CHNEP program goals were developed to provide guidance to protect this estuary; however, development and implementation of a formal Charlotte Harbor management plan will be necessary for achieving the goal of estuary protection.

The city's challenges include not only water quality issues, but management of mangrove areas, protection of seagrass area, restoration of oyster reefs, establishment and protection of new water supply sources for growing populations and businesses, management of waste generated by septic tanks and storm sewer outfalls, protection of wetland areas for water retention, groundwater recharge, wildlife habitat conservation, and improving the efficiency of freshwater usage. Many water-quality issues, such as the rise of microplastic contaminants found in the Charlotte Harbor Estuary, can be mitigated through the coordination of City policies. For example, bolstering reuse, reduce, and recycle efforts and facilitating water-quality monitoring.

Ongoing Water Quality Monitoring

The Coastal Charlotte Harbor Monitoring Network (CCHMN) is a monthly water-quality monitoring network managed by the CHNEP and co-funded by the SWFWMD. SWFWMD and its partners have been collecting water quality data since 1993. Since 2001, the CCHMN uses a stratified random sampling design where 60 randomly selected field sites are collected across 10 waterbodies. The empirical data collected is used to create an optical model of Charlotte Harbor. The model allows resource managers to understand light loss with depth based on changing water-quality conditions. This information is then compared to seagrass data to better explain seagrass status and trends.

Map #21 - Charlotte Harbor Water Quality Monitoring Stations



Prairie and Shell Creeks

Punta Gorda has three sources of potable water; surface water, groundwater, and an emergency interconnect. Surface water is drawn from an in-stream reservoir on Shell Creek. Shell Creek and Prairie Creek are discussed in this section as they have supplied potable water for the City of Punta Gorda since 1965.

Water Quality

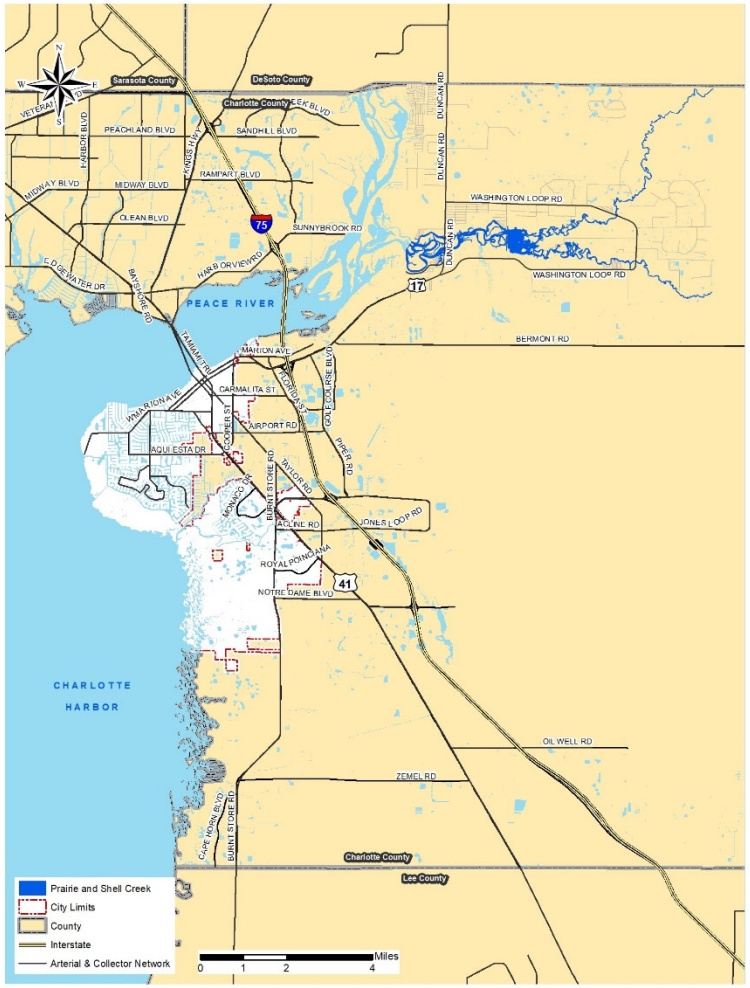
Prairie Creek rises in east-central DeSoto County, draining a basin of approximately 233 square miles which occurs in both Charlotte and DeSoto counties. Shell Creek rises in north-central Charlotte County and drains a basin of approximately 373 square miles (Black, Crow, and Eidsness, 1976). Shell and Prairie Creeks, shown on Map #22, are both classified as Class I Outstanding Florida Waters from the reservoir to their headwaters.

As a Class I Outstanding Florida Water, data is collected at various stations indicating that water quality in the system was generally good and met all the requirements of its classifications. However, as a result of a prolonged drought in 1999-2000 and again in 2006-2007 monitoring identified elevated amounts of total dissolved solids.

Maintaining TDS levels continues to be an issue, irrespective of droughts. Water quality has been historically impacted in some areas of the Shell, Prairie and Joshua Creek (SPJC) watersheds due to elevated levels of chloride, TDS, and specific conductance derived from the use of mineralized groundwater to irrigate agricultural lands for crop production.

The goal of the Shell and Prairie Creek Water Management Plan (SPCWMP) is to reduce levels of specific conductance, chloride, and TDS below the maximum Class I criterion, at all times throughout the SPJC watersheds.

Map #22 - Prairie and Shell Creeks



Ongoing Water Monitoring

The City of Punta Gorda monitors a number of stations both up and downstream of the dam since 1995 (Environmental Quality Lab, 1995). Under the guidance of the Florida Department of Environmental Protection (FDEP) a group was created in 2001 to address water quality issues of elevated levels of minerals and chemicals identified in the water from activities such as run-off from development and agricultural lands, which may negatively impact the watershed. However, supervision is now transferred to the SWFWMD to pursue a water management plan which addresses the water quality issues of the entire watershed.

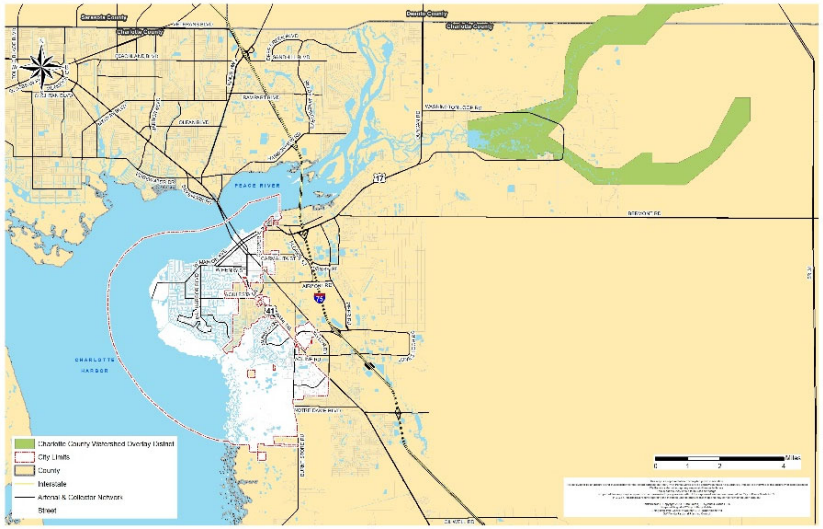
The SWFWMD issues a Water Use Permit to the City of Punta Gorda, authorizing an annual average withdrawal of up to 8.088 million gallons per day (mgd) of brackish groundwater from 11 production wells which include six (6) active, two (2) inactive, and three (3) proposed production wells. Special Condition No. 6 of the City's WUP requires the City to "immediately implement the Wellfield Management Plan (WFMP) that was submitted on October 11, 2017 to the SWFWMD. The WFMP is required to limit the degree to which wellfield withdrawals cause changes in salinity to on and offsite groundwaters. The condition also requires submittal of Annual Wellfield Reports that assess the effects of wellfield production on groundwater quality. The predominant purposes of a brackish water WFMP are to: 1) ensure compliance with the terms and conditions of the operator's WUP; and 2) avoid inducing saline groundwater upconing, or saltwater intrusion, to the degree that the source groundwater exceeds the design treatment capability of the water treatment

facility. SWFWMD requires water quality, water level, and pumpage data be submitted to the District by the City and the City must attend a monthly Management Systems (MS) Teams Meeting to review comparisons of provisional TDS trigger levels or finalized TDS/chloride guidance and trigger levels. TDS or chloride "guidance" levels will be assigned (in 2023) to the production wells, while TDS or chloride "trigger" levels will be assigned to the monitor wells. The SWFWMD has been moving away from monitoring compliance at the production wells, instead preferring to monitor compliance of the surrounding aquifer system via monitor wells.

Intergovernmental coordination efforts to protect the City's potable water supply resulted in Charlotte County creating and adopting the Special Surface Water Protection Overlay District (SSWPOD) in 1989, around Prairie and Shell Creeks, as an overlay to the County's Future Land Use Map. The Watershed Overlay District, as it is now called, is identified in Map #23. The ordinance, as amended, requires all land use activities within this area, including agricultural, to be reviewed for potential water quality impacts prior to the issuance of a county development approval. The Watershed Overlay District also specifically prohibits petroleum pipelines.

Although the current water quality is generally considered good, increased development occurring in the area of Prairie and Shell Creeks may pose a threat to water quality if not managed properly. Leaking septic tanks, increasing use of fertilizers, pesticides, and other impacts associated with urbanization constitutes to threaten the system. The City will continue to coordinate reviews of land use activities in and around this area that may impact water quality and threaten the potable water source.

Map #23 - Charlotte County's Watershed Overlay District



Conservation Resources

The *Infrastructure Element* details the water conservation efforts utilized by the City that have resulted in a decrease in the per capita demand. Although the City has made considerable progress in its conservation efforts during the past, the City is committed to further reducing individual levels of potable water consumption and continues to do so. Future conservation efforts will likely focus on education and outreach to increase public awareness, as well as the Inflow

and Infiltration Study, to move toward the City's reuse goal. Existing and potential future conservation programs are detailed in Level of Service and Concurrency Section of the *Infrastructure Element*.

The City will continue to utilize Shell Creek as a water source and construct an off-line reservoir to incorporate elements to be considered an alternative water supply project. This source is included in the SWFWMD Regional Water Supply Plan with sufficient quantities to meet the City's 10-year water demands. The definition of alternative water supply includes surface water captured predominantly during wet weather flows, which requires the City to construct an off-stream reservoir for Shell Creek to be considered an alternative water supply project.

A summary of the projected water demands and available sources for City supply is provided in Table 2.2. As shown, the City has sufficient permitted raw water supply to meet the 10-year water demand projections. The City expanded its water treatment plant to 16 mgd to meet the projected future peak day demand of 15.75 mgd at build-out between 2027 and 2035. The expansion came online in 2014, when the peak day demand was expected to exceed the existing WTP capacity.

Some of the conservation measures that have been considered for the city and/or may be evaluated again in the future include: a more aggressive rate structure, additional public education and outreach, ordinances requiring water conserving architecture and landscaping, plumbing and fixture rebates and retrofit, and special educational programs for high-water-use customers.

Table 2A.2– Summary of Water Demands, Facility Capacity and Permits

Year	2016	2021	2026
Annual Average Demand (mgd)	4.41	4.61	4.80
Annual Average Permitted Quantity (mgd)	8.088	8.088	8.088
Annual Average Permitted Surplus (mgd)	3.508	2.868	1.588
Peak Day Demand (mgd)	7.45	7.79	8.11
Available WTP Capacity (mgd)	10.000	10.00	16.00
Field Capacity Surplus (mgd)	2.00	0.92	4.70

Source: Carollo Engineers

Alligator Creek

Alligator Creek, shown on Map #24, rises in central Charlotte County and flows generally westward, drains a basin of approximately thirty-eight and a half (38.5) square miles, including portions of the Babcock/Webb Wildlife Management Area. Both the north and south prongs of Alligator Creek are classified as Category I waters from their headwaters to Taylor Road (State Road 765 - A). Alligator Creek served as the city

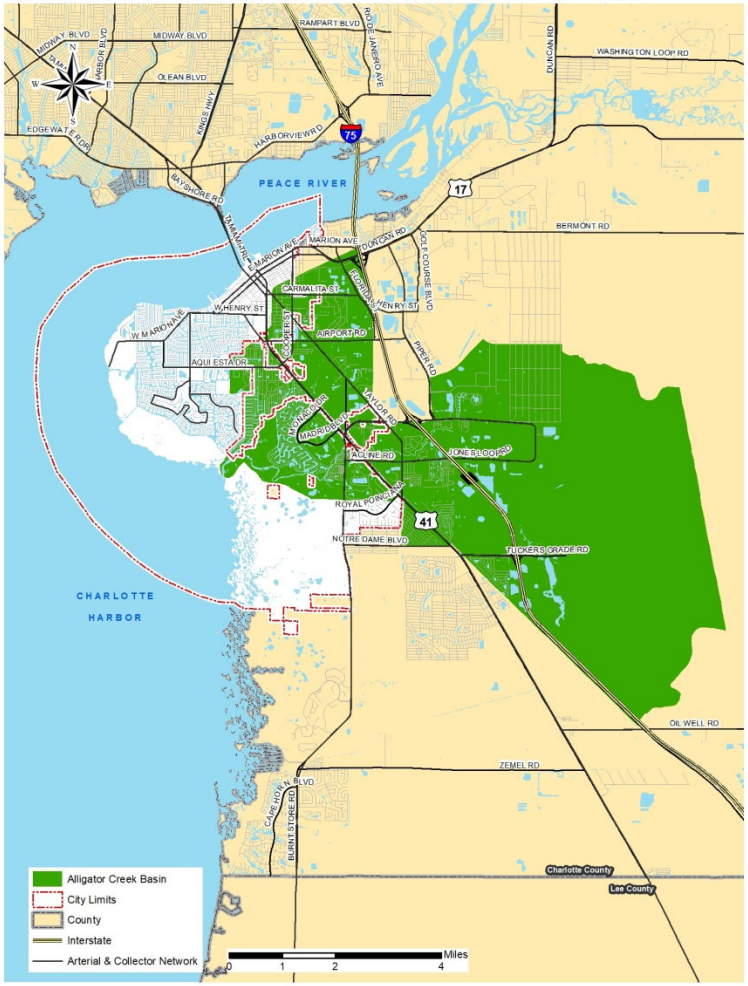
of Punta Gorda's drinking water supply from 1936 until 1965, when the Shell/Prairie Creek system came on-line. The tidal portions of Alligator Creek (from the salinity barrier located at Taylor Road along the South Fork and to Taylor Road for the North Fork) are part of the Charlotte Harbor Aquatic Preserve.

Land uses along Alligator Creek currently include native range and undeveloped woodland (both in private and public ownership) as well as residential and some commercial uses including the Indian Springs Cemetery. However, this area is coming under increasing development pressure due to its proximity to US 41 and the I-75 interchange at Jones Loop Road. Included in this area is "the Loop" (newly annexed into the city), originally proposed as a mixed-use development of over 1 million square feet of commercial retail and office space and numerous residential units. On its way to Charlotte Harbor, Alligator Creek passes through the state-owned lands that comprise the Charlotte Harbor State Preserve Park. The CHEC occupies approximately twenty (20) acres of the state park in the vicinity of Alligator Creek, and provides opportunities for outdoor education and recreation.

Water Quality

Alligator Creek is subject to extended periods of little or no flow and is also known to have elevated levels of chlorides and dissolved solids as well as periods of low dissolved oxygen (Black, Crow, and Eidsness, 1976). Because of its past use as potable water supply and Class I designation, Alligator Creek was also included in the County's Special Surface Water Protection Overlay District. Though it is no longer a potable water supply, the City of Punta Gorda continues to monitor the South Alligator Creek monthly for alkalinity, pH, chlorides, total hardness, sulphates, iron, TDS, color, NTU, and conductivity. The monitoring occurs at the Taylor Road Bridge near the salinity barrier.

Map #24 - Alligator Creek Drainage Basin



Ongoing Water Monitoring

Water sampling is performed by a variety of groups. Over the past two (2) years, Charlotte Harbor Environmental Center (CHEC) has submitted test results to the database on the World Water Monitoring Day website. However, 2004, 2017, and 2022proved to be quite challenging due to the hurricanes that passed through the area. When testing commenced, the volunteers found that the waters were full of sediments and other debris churned up by the storms.

The latest water testing information is compiled by a sub-committee of the CHNEP that is mapping all the monitoring sites from the various groups and agencies monitoring the Harbor. Sampling is scheduled to continue.

Man-made Canals

The City of Punta Gorda has over 40 miles of man-made canals which were constructed as part of the Punta Gorda Isles, Burnt Store Isles, and other residential subdivisions. These canal systems were created through dredge and fill operations in and around natural drainage features as well as excavated uplands. These canals serve a number of purposes, including drainage, creation of waterfront property, boating access to Charlotte Harbor and the Gulf of Mexico, and as a source of fill material (when originally constructed) for the creation of developable lots.

Water Quality

The Burnt Store Isles' and Punta Gorda Isles' canal systems do not drain into an interceptor lagoon for treatment. These systems are somewhat self-contained with relatively few points of discharge into the Harbor. The City of Punta Gorda monitors the quality of the water at a number of stations located throughout this canal system.

Ongoing Water Monitoring

Analysis of existing data indicates that water quality within the city's canal systems is generally good, although problems are becoming apparent and are identified in recent studies. These studies of the Punta Gorda canal system report dissolved oxygen levels below state standards, indications of increasing levels of nutrients in the water column, as well as increasing levels of metals in bottom sediments.

Surface Water Management Activities

The city's surface water patterns are associated with the county's surface water system and were identified through the numerous studies throughout the previous decades. The 1970s brought the section 208 studies mandated by the Clean Water Act. The 1980s saw special attention drawn to Charlotte Harbor through the Charlotte Harbor Resource Planning and Management and Surface Water Improvement and Management programs, and this trend continued with the inclusion of Charlotte Harbor in the National Estuary Program. Balancing the needs of natural systems and the effects of the surface water run-off with economically and socially-desirable, water-oriented recreation and commercial activities requires careful consideration of the City's use of the waterfront.

Section 208 Studies

Assessing the impact of non-point sources of pollution on the estuaries was the subject of two water quality management studies (section 208 studies) conducted by the County in 1976-7 for the Charlotte Harbor estuarine systems. In the Charlotte Harbor section 208 study, septic tank leachate, eroded soil, and urban stormwater containing lawn fertilizers were identified as local non-point sources of contamination. Detectable levels of organo-chlorine pesticides, including benzyl chloride, dieldrin, lindane, heptachlor, and aldrin (which have since been banned by the EPA) were found in the tributaries and in the northern portion of the estuary. High levels of these pesticides has adversely affected the estuary.

Charlotte Harbor Resource Planning and Management Plan 1981

In January 1979, the Charlotte Harbor Resource Planning and Management Committee was formed to address problems related to rapid population growth, the need to improve and expand public services, and to protect the Harbor and its related coastal estuaries. The Charlotte Harbor Resource Planning and Management Plan (CHRPM) outlined many issues relevant to the preservation of water and land resources. The plan developed two overall goals for Charlotte Harbor:

- To maintain and improve the functional and structural integrity of the natural estuarine ecosystems and related

coastal components through coordinated management of human impacts in surrounding uplands and freshwater systems; and

- To identify and address the impacts of growth so as to minimize or eliminate adverse effects on the Charlotte Harbor area.

The CHRPM also outlined the need for region-wide commitment to the plan and laid out regulatory actions in the form of goals, objectives, and policies that addressed twelve issues relating to water quality and growth. Overall, the CHRPM is considered a success, accomplishing many of its goals and setting into motion programs and policies intended to preserve the estuary.

Charlotte Harbor Surface Water Improvement and Management (SWIM) Plan

The Surface Water Improvement and Management Act of 1987 directed the state's water management districts to design and implement plans and programs for the improvement and management of surface waters. Of particular concern was the ecological, recreational, aesthetic, and economic value of the state's waters.

Charlotte Harbor's estuarine system ranked sixth on the Southwest Florida Water Management District's (SWFWMD's) priority list of SWIM waterbodies. Since the Charlotte Harbor watershed was seen as being of regional and statewide significance, with overall good water quality, and natural systems that were not significantly degraded, it was designated as a "Preservation Waterbody". This means that the plan focuses primarily on maintaining and protecting existing water quality and natural systems, and enhancing and restoring water quality or natural systems when necessary and feasible.

Nevertheless, the successful management of Charlotte Harbor is not without its challenges. On the contrary, the 2000 SWIM Plan highlighted the need for a pollutant load reduction goal (PLRG) to "hold the line" on nitrogen loads to Charlotte Harbor from the Peace River Watershed. This resulted in the SWFWMD implementing the Lake Hancock Outfall Treatment Marsh Project designed to treat high-nitrogen water discharging from Lake Hancock into the Upper Peace River via Lower Saddle Creek. Since the 2000 SWIM Plan update, the average nitrogen loads from the gaged portions of the Peace River have changed by less than 5% over the past two decades, achieving the PLRG goal. This is a benefit to the City of Punta Gorda.

Four (4) primary goals were developed for the Charlotte Harbor SWIM program are:

1. Preserve natural and functional components of the ecosystem while restoring, where feasible, such conditions to the degraded portions of the system;
2. Preserve or, where necessary, restore the quantity and quality of water necessary to support thriving biological communities, containing appropriate diversities of native species, within the riverine, estuarine, and lagoon systems of the Charlotte Harbor watershed;
3. Establish an ongoing public education program to

communicate the beneficial reasons for the long-term conservation and preservation of the Charlotte Harbor system; and

4. Pursue the development and implementation of management plans for each of the Harbor's major tributaries, concurrently with implementation of the management plan.

Projects included under the SWIM plan include establishing water quality targets, determining the loading capacity of major pollutants (including nutrients), identification of point and non-point sources of pollutants, habitat protection and land acquisition, regulatory enforcement and compliance monitoring, and public education. The SWIM plan also seeks to address nascent concerns of seagrass loss and macroalgae accumulation that may be correlated with localized increases in nutrient loads and the major red-tide event that occurred between 2018 and 2019. The purpose of the Charlotte Harbor SWIM plan is to set forth a course of action by identifying the quantity, scope, and required effort of program projects. All of the projects are important to the overall health of the estuary which ultimately is important to the city's waterfront activities.

The SWFWMD has several regional hydrologic and natural systems restoration projects within the Charlotte Harbor watershed, including the Alligator Creek project site, located on an approximately 1,600-acre parcel within the Charlotte Harbor Preserve State Park, which is co-owned between SWFWMD and FDEP, and managed by FDEP. Near Punta Gorda, the site contains many habitat types, including tidal creeks, mangrove swamps, salt marshes, salterns, freshwater wetlands, pine flatwoods, scrub, and other uplands. Much of the hydrology of the site was impacted by ditching and dredge-fill activities.

A significant volume of the stormwater runoff from developments to the east of Burnt Store Road also discharges onto the Alligator Creek property without adequate water-quality treatment. As part of a multi-year, multi-phased effort, the SWFWMD's SWIM Program completed three phases of work by 2020, including 12 project areas, to restore hydrologic and habitat connections of degraded and impacted wetlands. The third phase of projects also included a stormwater component to polish the offsite stormwater prior to discharge into Charlotte Harbor.

Coastal and Heartland National Estuary Partnership

In l995, Charlotte Harbor established as a National Estuary Program (NEP) by the Environmental Protection Agency to implement the Clean Water Act and exists within the boundary of the SWFWMD and SFWMD. The Charlotte Harbor National Estuary Program, renamed the Coastal and Heartland National Estuary Partnership (CHNEP) in 2019 to reflect its revision and expansion, plays a critical role in developing management strategies for Charlotte Harbor's preservation and restoration, as outlined in the CHNEP Comprehensive Conservation and Management Plan (CCMP). The CHNEP study area includes substantial portions of Lee, Charlotte, DeSoto, Hardee, Polk, Sarasota, and Manatee Counties.

One of SWFWMD's key programs for building partnerships and working with stakeholders in the Charlotte Harbor watershed, and throughout the SWFWMD is the Cooperative Funding

Initiative (CFI). The CFI covers up to 50% of the cost of projects that help create sustainable water resources, enhance conservation efforts, restore natural systems, and provide flood protection. All CFI funding decisions are made by volunteer Governing Board members who are well informed on the specific resources and challenges within their areas.

The CHNEP is governed by a management conference comprised of a Policy Committee, a Management Committee, a Technical Advisory Committee, and a Citizens Advisory Committee. The goals, policies, and implementing actions of the CHNEP are contained in a comprehensive conservation and management plan (CCMP), last updated in 2019. The CCMP is implemented through research, restoration, legislative advocacy, and public outreach. The CHNEP program contracts targeted research, support grants, conducts public outreach, participates in and coordinates restoration programs, advocates positions to protect Charlotte Harbor and its watersheds, and pursues funding on behalf of partners. The CHNEP CCMP identifies the following "priority problems", with associated "priority actions" needed to address the problems:

- **Hydrologic (Water Flow) Alterations:** Adverse changes to amounts, locations, and timing of freshwater flows, hydrologic functions of floodplain systems, and of natural river flows
- **Water Quality Degradation:** Including, but not limited to, pollution from agricultural and urban runoff, point-source discharges, septic tank system loadings, atmospheric deposition, and groundwater
- **Fish and Wildlife Habitat Loss:** Degradation and elimination of headwater streams and their habitats caused by development, conversion of natural shorelines, cumulative impacts of docks and boats, and establishment of exotic species
- **Stewardship Gaps:** Limitations in people's knowledge of choices and management decisions that will lead to sustainability within their community. These gaps include overarching issues such as public outreach, advocacy, and data management.

Shell Creek and Prairie Creek Watersheds Management Plan

The Shell Creek and Prairie Creek Watersheds Management Plan (SPCWMP) Reasonable Assurance document (SWFWMD, 2004) was developed by the Shell, Prairie, and Joshua Creeks (SPJC) Watershed Stakeholders Group in 2004 to address verified Total Maximum Daily Load (TMDL) impairment in surface waters due to elevated concentrations of chloride, total dissolved solids (TDS), and specific conductance. The SPCWMP Reasonable Assurance document is comprehensive in scope and not only provides reasonable assurance that management actions will address water quality conditions in the TMDL impaired Shell and Prairie Creek watersheds, but in the adjacent Joshua Creek watershed as well. Water quality has been historically impacted in some areas of the SPJC watersheds due to the use of mineralized groundwater to irrigate agricultural lands for crop production. The goal of the SPCWMP Reasonable Assurance document (and the specific management actions outlined within the document) is to

reduce levels of specific conductance, chloride, and TDS below the maximum Class I criterion at all times throughout the SPJC watersheds.

Peace River Cumulative Impact Assessment (PRCIA)

In 2003, the Florida Legislature directed the Florida Department of Environmental Protection (FDEP) to assess the cumulative impacts in the Peace River in accordance with Chapter 2003-423, Laws of Florida. The purpose of the study, published in January 2007, was to assess the cumulative impacts of activities in the Peace River Basin, and to form the basis for preparation of a resource management plan. Punta Gorda needs to review these results in addition to land and water use issues throughout the watershed with the municipalities, counties, and jurisdictional agencies regarding any negative impacts upstream which may affect the waters surrounding the city. The cumulative effects of land use, water use, and climate changes within the study area on Peace River can also adversely impact water flows, water quality, and ecological factors.

The PRCIA Report contains a database of existing information and applied statistical and analytical techniques to assess the degree of influence various factors have had on the Peace River drainage basin and Charlotte Harbor.

The FDEP, in coordination with the Southwest Florida Water Management District (SWFWMD), completed a resources management plan based on the PRCIA for the Peace River Basin that recommends approaches toward reducing cumulative impacts in the basin. The plan incorporates many existing programs from the FDEP, the SWFWMD, and the Florida Department of Agriculture and Consumer Services. The resource management plan identified regulatory and non-regulatory means to minimize future impacts to the basin. These efforts are described in the following three categories:

- Hydrological Alterations: Mitigation of human alterations to natural hydrological flows
- Nutrient Enrichment: Reduce nutrient flows into the basin stemming from development activities, including wastewater discharges, fertilizer run-off, and mining activities
- Habitat Loss: Mitigation of habitat loss owing to development activities by restoration of potentially viable lakes and tributaries

All of these efforts combined will assist in maintaining a viable river and harbor, which will positively impact the City's waterfront initiatives.

Groundwater

Aquifers

The groundwater underlying the county, including the city of Punta Gorda, has been found to be contained within four distinct complex aquifers (Sutcliffe, 1975, Wolansky, 1983). The four aquifers include the surficial aquifer, two (2) intermediate aquifers, and the deep Floridian aquifer that each contain several water bearing strata. In general, the water in each aquifer is separated from other aquifers by confining beds (relatively impervious mineral or rock layers). Discontinuities or breaks in the confining beds allow some

hydraulic exchange between overlying and underlying aquifers.

Wolansky (1978) estimated that one hundred and fifty (150) million cubic feet of relatively good-quality water is stored in surficial aquifer countywide. However, the majority of this water is located in the eastern third of the county, at least fifteen (15) miles from the population centers of Port Charlotte and Punta Gorda. Both natural and manmade impacts may affect the basin's resources. These impacts include hydrologic, geologic, and vegetative changes from activities such as drought, mining, and agricultural activities that occur outside of the city's boundaries.

In Charlotte County, the Floridian aquifer has an average thickness of seventeen hundred (1,700) feet and provides wells capable of producing thousands of gallons of water per minute. However, drawing water from the Florida aquifer close to the coast line can lead to increased saltwater intrusion.

Groundwater Movement

The general direction of groundwater movement in the surficial aquifer in the area of Punta Gorda is west and north toward Charlotte Harbor. These water levels closely follow the surface topography of the area. Available water level measurements in shallow wells, swamps, and lakes indicate that the water table varies from one (1) to five (5) feet below land surfaces, depending on the wet and dry season cycle.

Groundwater Quality

The groundwater in the area of Punta Gorda is confined in the intermediate and Floridian aquifers and has concentrations of total dissolved solids, chloride, sulfate, and hardness (calcium and magnesium) in excess of drinking-water standards. Any utilization of water from these aquifers would require desalination to be used as a public water source.

The surficial aquifer in Punta Gorda, while considered to be poor quality, can be used as a residential source of potable water. As the City currently operates a potable water treatment facility, few wells are actually installed in Punta Gorda and are used mainly for commercial irrigation. Even these wells could potentially be contaminated by saltwater intrusion from the adjacent river and harbor.

Groundwater Contamination

While the surficial aquifer contains the highest-quality groundwater in the city, it is also the most susceptible to contamination. This contamination can be caused by saltwater intrusion, leaching from septic tank/drainfield systems, free-flowing artesian wells, and stormwater runoff from commercial and residential areas. Another source of groundwater contamination is from point-source discharges that have occurred in small quantities over many years of operation. These types of discharge, specifically ones with buried tanks, are included in an early-detection program implemented by the Florida Department of Environmental Protection (FDEP). This program provides property owners financial assistance for soil and groundwater remediation.

The Peace River Management Plan identifies the historical groundwater withdrawals from mining, agriculture, and public water supply since the early 1930's as the reasons for changes in the upper portion of the river. These changes were increased with the drought periods over the last decade (1999, 2000, 2001, 2002, and 2006). The Plan further points out:

Land use practices in the sub-basin containing these two creeks have steadily shifted to more intensive forms of agriculture, with the associated need for more water for irrigation and freeze protection. Because high-quality, fresh groundwater is very limited in this sub-basin, water of higher mineral content from the upper Floridan aquifer is used to ensure adequate agricultural supply. During the severe drought of 1999-2001, the quality of Punta Gorda's drinking water declined because agricultural discharges of mineralized groundwater increased the salt content of the surface water supply (PBS&J, 2007). At times, the city's drinking water was in violation of secondary (aesthetic) water-quality standards. The drought has revealed the extent to which the long-term use of mineralized groundwater for agriculture has increased salts in the area's fresh surface waters and associated surficial aquifer."

As these impacts from upstream eventually affect the city, it is important that the City be advised of land use impacts and environmental changes occurring within the watershed. The City will continue to coordinate with the FDEP and the SWFWMD through management plans and through regulatory and non-regulatory means to minimize future impacts and, when possible, mitigate past impacts.

Recharge Areas

The city of Punta Gorda does not have any intermediate or Floridian aquifer recharge areas. The surficial aquifer is recharged by rainfall that has not been intercepted by evapotranspiration, runoff, foliage, or depression storage; upward leakage from the intermediate and Floridian aquifers; and groundwater flow from outside the county. The majority of recharge is by infiltration of rainfall. Upward leakage and groundwater flow from outside the county contribute minor amounts, and flowing artesian wells contribute appreciable amounts. Wolansky (1978) estimates that recharge to the surficial aquifer in Charlotte County ranges from less than one (1) inch per year to sixteen (16) inches per year, depending on permeability and thickness of aquifer material and the topography.

Soils and Minerals

The City of Punta Gorda is situated at the mouth of the Peace River near its confluence with Charlotte Harbor. The location places the vast majority of city within the 100-year flood plain. The land in and around the city is very low, flat, and poorly drained. Much of the city's current area would not have been suitable for urban development had it not been for extensive dredge-and-fill operations that occurred in the 1950s through 1970s. In general, the city's soils can be characterized as:

1. Developed/disturbed urban complex;
2. Poorly-drained low-lying sand; and
3. Tidally-inundated mucky soils

These three (3) areas generally support commercial and residential development, pine-palmetto forests and prairies, and mangrove swamps, respectively. These major soil classifications (SCS, Soil Survey, 1984) are presented in Table 2A.3, which follows.

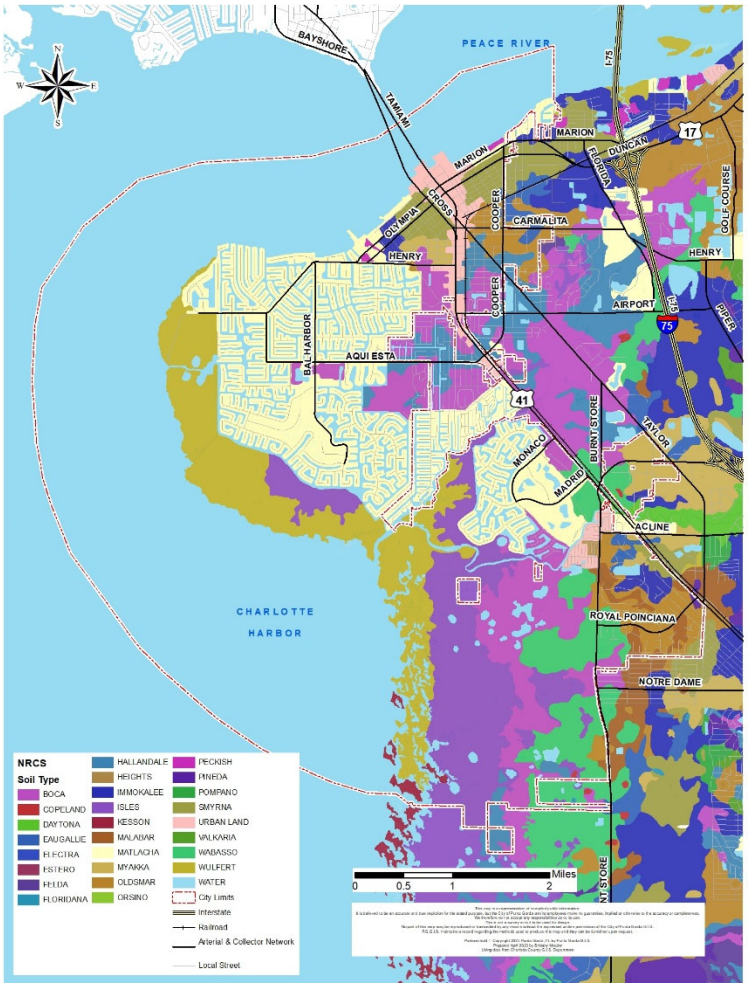
Table 2A.3 - Major Soil Classification Types, City of Punta Gorda

Soil Type	Description
Matlacha + Urban Land Complex	Developed/Disturbed
Smyrna + Urban Land Complex	Developed/Disturbed
Matlacha Gravelly Fine Sand	Developed/Disturbed
Hallendale Fine Sand	Pine/Palmetto + Upland
Boca Fine Sand	Pine/Palmetto + Upland
Oldsmar Sand	Pine/Palmetto + Upland
Wabasso Sand	Pine/Palmetto + Upland
Boca Fine Sand + Tidal	Tidal Marsh + Wetland
Isles Muck	Mangrove Swamp + Wetland
Wulfert Muck	Mangrove Swamp + Wetland
Kesson Fine Sand	Mangrove Swamp + Wetland
Isles Fine Sand	Freshwater Depressional

Source: SCS, Soil Survey, 1984

Matlacha soils are described as poorly-drained soils that are mostly mixed sands with shell and limestone fragments. These soils are found in the major "dredge and fill" waterfront developments, including Punta Gorda Isles and Burnt Store Isles. The depth of the fill material varies, with as much as six (6) feet of fill over native soils. Because the urban areas of the city falls within the 100-year flood plain, the ground-floor elevation of buildings is required to be above the level of the 100-year flood. Most of the fill soil used currently to elevate buildings is obtained from excavations of surface sand deposits, commonly referred to as "borrow pits." The city of Punta Gorda's major soils classifications can been seen on Map #25.

Map #25 - The City of Punta Gorda's Major Soil Classifications



Soil Erosion

The topography of the city is extremely flat, thus accounting for the relatively low rates of soil erosion. Localized soil erosion problems have occurred as a result of poor land development practices. In the past, large areas of land were often cleared and left undeveloped for several years, leaving bare soil exposed to erosion by wind and water. Additionally, fill slopes and the side slopes of excavations were left unstabilized, increasing the sediment load of swales and drainage canals. The problem is largely a thing of the past, as the City of Punta Gorda enforces best management practices (BPMs) for erosion control for all new development activity.

Mineral Deposits

The city of Punta Gorda has no commercially-valuable mineral deposits, with the exception of sand, shell, and fill material occasionally excavated from a development site to be used on the project location.

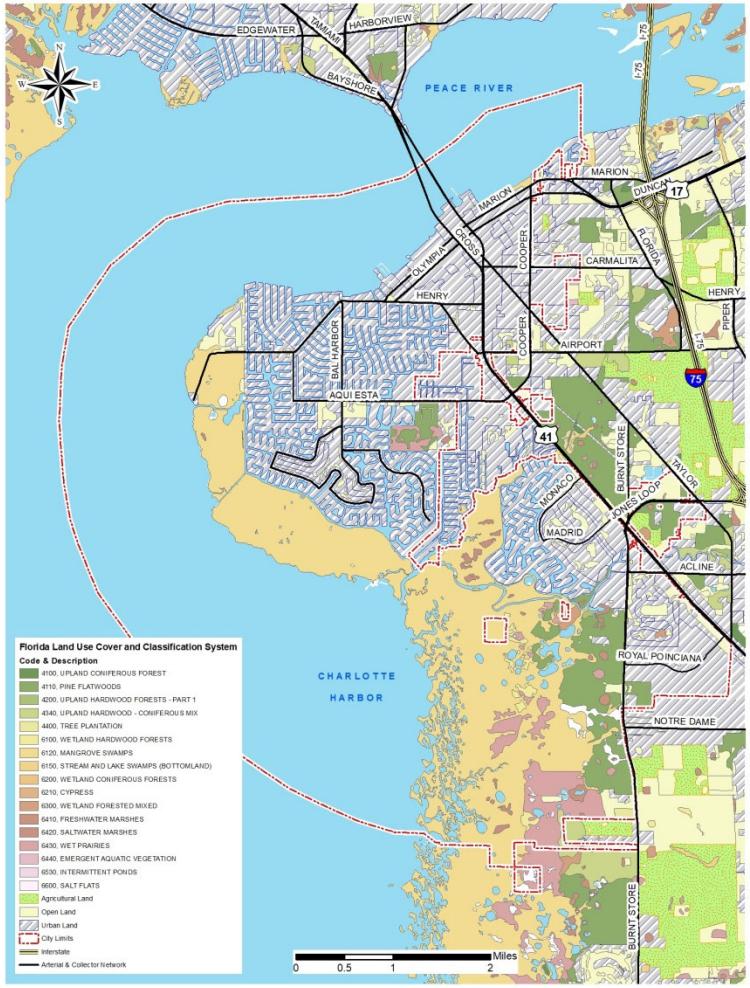
Native Habitat and Communities

The city of Punta Gorda comprises approximately thirty-two (32) square miles of land and water. With substantial areas of water and conservation/preservation land, the urbanized area of the city covers less than 9 square miles. The largest concentrations of urbanized areas are the city's central business district, Punta Gorda Isles, Burnt Store Isles, and Burnt Store Meadows. Another 8 square miles of the land area of the city contains various upland and wetland habitats held in preservation or conservation, which perform a number of

vital functions. Habitats include coastal wetlands, mangroves, and tidal marshes. These habitats improve water quality, act as storm buffers, provide shelter for coastal wading birds, and perform a vital role in the complex estuarine food chain. Upland habitats, such as pine forests, are important as they provide habitat for a number of threatened or endangered species, such as the bald eagle, and perform flood-control functions and buffer the area's waterways from pollutants found in stormwater runoff.

These natural communities have been classified and described in Florida Land Use, Cover and Forms Classification System (FLUCCS), the *Guide to the Natural Communities of Florida* by the Florida Natural Areas Inventory (FNAI), and the Department of Natural Resources. The FLUCCS utilizes state of the art aerial photography of vegetative cover, provides a precise classification of land use, cover, and forms, and creates a flexible way of capturing data into a comprehensive land/use/cover/forms database. The City's FLUCCS is identified on Map #26.

Map #26 - Florida Land Use, Cover, and Forms Classification System (FLUCCS)

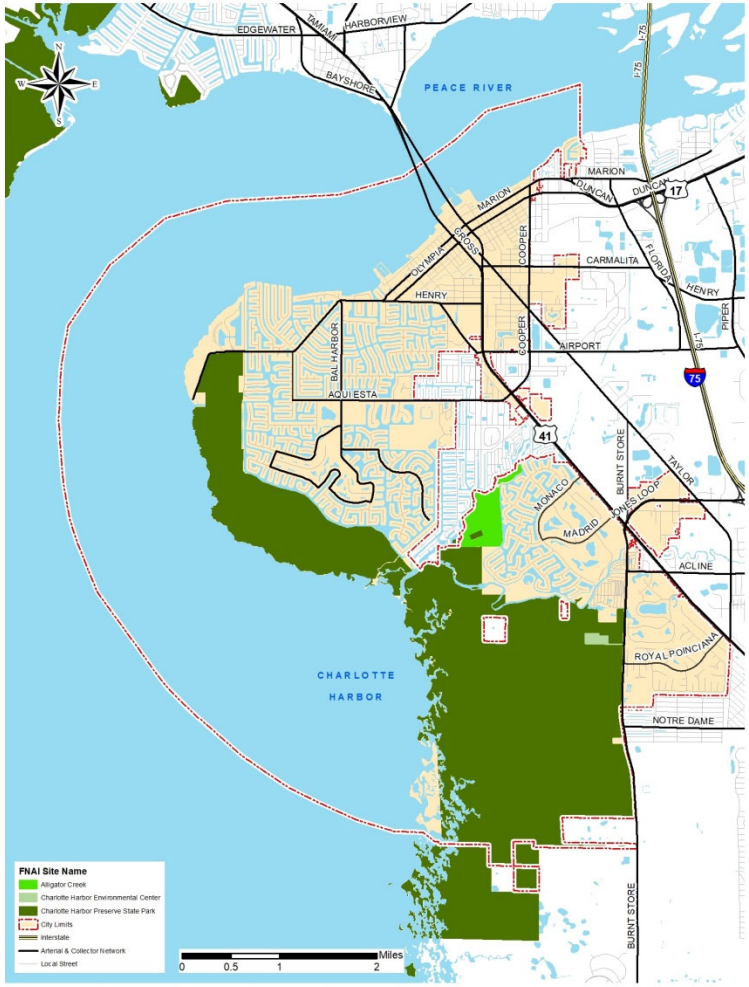


In 2010, with funding from the Florida Department of Environmental Protection (FDEP), Division of State Lands, the Florida Natural Areas Inventory (FNAI) began a process of updating the *Guide to the Natural Communities of Florida* (the Guide), first published in 1990 by FNAI and the then Florida Department of Natural Resources (now the FDEP). The purpose of the update was to clarify distinctions between communities by listing characteristic species and features distinguishing similar communities, as well as to add information for each community on variations throughout its range (with common variants noted specifically), range, natural processes, management, and references. Habitats that have been severely impacted by humans, and do not fit into FNAI's Natural Community Classification, are recognized using the altered land cover types. These are used to describe the most common non-natural habitats observed on conservation lands in Florida.

As the city's urban center continues to develop, there is little chance of ecological diversity occurring. However, the city is very low-lying with significant areas of wetlands and open lands principally on the east shore of Charlotte Harbor and along Alligator Creek. The City's Climate Adaptation Plan describes the topography of the city of Punta Gorda and its environs as "generally flat with elevations ranging from sea level to approximately fifteen feet above sea level. Three vegetative major zones can be distinguished:

- The "coastal wetlands" are predominantly tidal mudflats, mangroves, and marsh grass areas with elevations from zero to five feet above mean sea level.
- The "transitional zone" connects the coastal area with the inland prairie area. This zone varies in elevation from approximately five to fifteen feet above sea level. Most human development has occurred in this transitional zone because it provides the most topographical relief with better drained land. The relict, coastal, shore ridges of the transitional zone generally formed the location of the earliest transportation links including the railroad, Tamiami Trail (US 41), and US 17.
- The "inland prairie" is normally drained by overland sheet flow due to a lack of natural stream beds. The flood condition of the prairie during heavy rainfall restricts development, however, this condition enhances recharge of the underground aquifers. The inland prairies are dominated by a combination of mesic and hydric pine flatwoods, wet prairies and freshwater marshes."

Map #27 - Florida Natural Areas Inventory (FNAI)



Listed Species

The city is fortunate to host a great diversity of wildlife species in its preservation and conservation areas. The city is home to a number of species that have been designated as endangered, threatened, or "of special concern" by state and federal agencies. The City requires environmental surveys as part of the development review process on wooded or otherwise undisturbed tracts of land. Though the Federal Endangered Species Act (ESA) and Florida Wildlife Code (FWC) utilize different definitions, these designations may be summarized as follows:

- **Endangered Species:** Any species that is in danger of extinction throughout all, or a significant portion of, its range (summary from ESA);
- **Threatened Species:** Any species that is likely to become an endangered species within the foreseeable future throughout all, or a significant portion of, its range (summary from ESA); and
- **Species of Special Concern:** Means the species could easily become threatened, unless "appropriate protective or management techniques are initiated or maintained" (summary from FWC; "special concern" is a designation applied by the State of Florida and not used by the USFWS).

Most of the city is an urban development and the majority of the listed species exist within the Charlotte Harbor State Buffer Preserve. Although, some species, like the burrowing owl, exist within the residential, developed areas.

- Burrowing owl (Athene cunicularia): Listed as a "Species

of Special Concern", the burrowing owl can be found throughout the Punta Gorda Isles area. Threats to habitat include construction activities, development, and harassment by humans and domesticated animals.

- Gopher tortoise (Gopherus polyphemus): Listed as a "threatened species" by the FFWCC. Habitat loss, due to a variety of land use activities, is the principal threat to this species. The same areas preferred by gopher tortoises are also preferred for development. A gopher tortoise burrow may provide shelter for any of more than 360 different animal species, including the listed indigo snake, gopher frog, and burrowing owl.
- Florida pine snake (Pituophis melanoleucus mugitus): is listed as a "species of special concern" by the FFWCC. The Florida pine snake often co-exists with gopher tortoises.
- Other listed species of interest may include (not exhaustive): the Sherman's fox squirrel (Sciurus niger shermani); the Florida sandhill crane (Grus canadensis pratensis); the wood stork (Mycteria americana); the Southeastern America kestrel (Falco sparverius paulus); and the gopher frog (Rana capito)

Protection is provided through coordinative efforts with the Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, the Ponce de Leon Wildlife Rescue Center, and local residents.

Wetlands in Punta Gorda

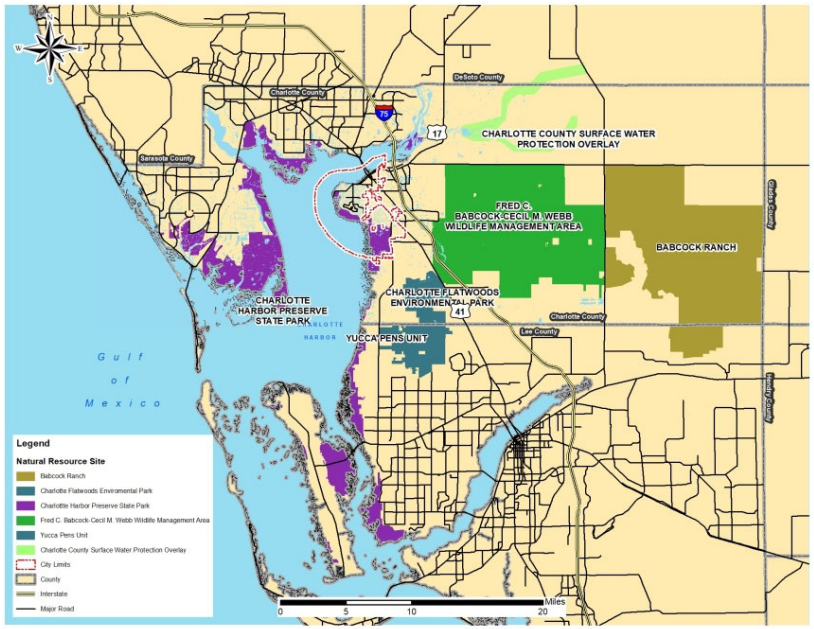
Once a wide expanse of wetlands, the vast majority of wetlands in the city of Punta Gorda now occur within the 4,900 acres of public/private open space in the form of conservation, preservation, and public parks. This land area comprises approximately 47% of the total area of the city. Much of this protected land provides a significant natural buffer between the urban development and the Charlotte Harbor estuarine system. Approximately two-thirds of the city's shoreline remains in its natural condition, specifically mangrove forest or tidal swamp. These areas are generally inaccessible and are nearly 100% jurisdictional wetlands. As such, any development in these areas would require permits from a number of state and federal regulatory agencies, including, but not limited to, the FDEP, SWFWMD, and the U. S. Army Corps of Engineers. The City's Land Development Regulations, including transfer of development rights (TDR), encourage the shifting of any development activity on these properties to less sensitive upland areas and require the applicant to provide the appropriate permit authorization from these regulatory agencies prior to the issuance of any development permits from the City. The City supports the purchase of these privately-held, environmentally-sensitive lands by governmental or non-profit organizations for the purposes of permanent protection.

Inventory of Natural Resources

Sites within the City Boundaries

There are a variety of natural resources sites within the city boundaries. The sites immediately affecting the city are briefly described below and are shown on Map #28.

Map #28- Natural Resource Sites Affecting the City of Punta Gorda



Charlotte Harbor Preserve State Park

The Charlotte Harbor Preserve State Park (formerly known as the Charlotte Harbor State Reserve) forms a protective ring of state-owned lands around Charlotte Harbor, which extends from Matlacha Pass (in Lee County) along the eastern, western, and northern shore lines of the harbor, down to the southern tip of the Cape Haze Peninsula. The lands included within the preserve were purchased by the State of Florida through the Environmentally Endangered Lands (EEL) and Conservation and

Recreation Lands (CARL) programs. The park encompasses approximately 45,387 acres, more than one-hundred miles of shore, and is Florida's third-largest State park.

The Charlotte Harbor State Preserve State Park is the single largest natural area within the city of Punta Gorda. This area includes many plant and animal species from various habitat types identified by the Florida Natural Areas Inventory Classification system. This area serves as a natural buffer between the City of Punta Gorda's residential communities and the waters of Charlotte Harbor.

Charlotte Harbor Environmental Center (CHEC)

CHEC lies within the Charlotte Harbor Preserve State Park and is a non-profit corporation with board members from Charlotte County, Charlotte County School District, the City of Punta Gorda, and the Peace River Audubon Society. CHEC operates four nature centers within Charlotte County, of which the primary lies within the city limits of Punta Gorda.

The site's uplands bordering South Fork Alligator Creek provide natural, scenic vistas of a mixed tropical/sub-tropical forest. This combination of vegetation of oak/palm hammock, brackish marsh, and mangrove forest, results in an unusually high scenic quality of riverine shoreline and is a rare occurrence in such close proximity to the extensive mangrove swamps of Charlotte Harbor. Few other creeks flow into the Harbor, and those that do traverse lowlands and wetlands of little topographic relief and drain those areas primarily by sheet flow. Alligator Creek is the only one which has both an extended upland watershed and sufficient relief within it to have developed a discrete stream valley.

The CHEC site is a diverse mosaic of plant and animal communities, terrestrial and aquatic, freshwater and estuarine. These communities provide habitat for a number of species, listed by either the U. S. Fish and Wildlife Service or the FFWCC, found with annotations in Appendix 2.1; Appendix 2.2 contains the State and Federally listed species known or suspected to occur on the CHEC site. Appendix 2.3 lists the plants by "general community type known" or "suspected to occur" on the Charlotte Harbor Environmental Center site (CHEC).

Sites Outside The City Boundaries

Briefly described below are a variety of natural resource sites outside the city boundaries, which are shown on Map 2.12.

Charlotte Harbor Environmental Center's (CHEC) Fossil Pit

Within the CHEC site exists a fossil pit with over one hundred and seventy-five (175) distinct species or sub-species and thirty-four (34) unique species believed to occur nowhere else (Ken Campbell, DNR Bureau of Geology, pers. comm.). This fossil formation is known as the "Acline Fauna", which has yielded collections and contributed significantly to geologists' understanding of the stratigraphy and geologic history of the Charlotte Harbor area and of Southwest Florida. In the early 1930's and again in 1958, paleontologists collected fossils from a shell pit on the CHEC property, which is within the city limits in the buffer preserve. Map 2.13 also identifies the

archeologically significant areas and their relation to land uses. Careful preservation of these areas, as well as others, will protect the remaining fossils and other artifacts for future study.

Fred C. Babcock - Cecil M. Webb Wildlife Management Area (Webb-Babcock)

The bulk of this 65,775 acre tract was purchased from the Babcock Florida Company in 1941, using Federal Aid Project funds and later named in honor of Cecil M. Webb who served as Commissioner of the Florida Game and Fresh Water Fish Commission, the predecessor agency of the Florida Fish and Wildlife Conservation Commission (FWC), from 1948 to 1953. In 1995, Fred C. Babcock's name was added to the management area in recognition of Mr. Babcock's long-standing, cooperative relationship with the FWC. The Webb-Babcock is located in south-central Charlotte County and managed by the FWC for hunting, fishing, and general outdoor use by the public. Surrounded by citrus groves, improved pasture, and limited residential development, Webb-Babcock is among the last undeveloped expanses of hydric (wet) pine flatwoods in southwest Florida.

The Charlotte Harbor Flatwoods Initiative (CHFI) is a multi-stakeholder, multi-phased regional hydrologic restoration effort coordinated by the South Florida Water Management District. The approximately 90-square-mile project area spans both the SWFWMD and the South Florida Water Management District. The CHFI was formed to initiate efforts to restore natural drainage patterns across the Gator Slough watershed. Natural flow-ways originating in the Babcock/Webb Wildlife Management Area (WMA) and areas to the east are bisected by the I-75 and US 41 corridors in the vicinity of the Charlotte/Lee County line. This has resulted in decreased flows into the Yucca Pens/Gator Slough and tidal creeks discharging to eastern Charlotte Harbor and increased hydroperiods in the pine flatwoods and wetlands on WMA lands.

The dominant mix of habitats is slash pine flatwood interspersed with wet prairies, marshes, and sloughs. Improved pasture, dry prairie, mesic hammocks, and cabbage palm hammocks are also common habitats within the Webb-Babcock area. A controlled-burning program serves to maintain desirable habitat conditions and to support diverse plant and wildlife populations. Webb-Babcock provides critical habitat for several threatened and endangered species, including the red-cockaded woodpecker and the sandhill crane, and may one day be incorporated into the recovery plan for the Florida panther.

Babcock Ranch and Telegraph Swamp

In 2006, the State of Florida in cooperation with a private developer, Lee County, Charlotte County, and the South Florida Water Management District completed the largest conservation purchase in Florida's history from the Babcock Florida Company. The complex transaction placed over 74,000 acres of land into public ownership in Lee and Charlotte Counties for the purposes of habitat protection and natural resource preservation. The vast majority of the property preserved is in Charlotte County with approximately 9,000 acres located in Lee County. The largest and most

ecologically significant feature of the preserved lands is the area known as Telegraph Swamp, which lies within the Babcock Ranch boundaries. Telegraph Swamp represents over 7,000 acres of contiguous swamp and marsh habitats which drain generally southward, from eastern Charlotte County toward the Caloosahatchee River. Currently, Telegraph Swamp is maintained largely for conservation purposes, including water management, ecotourism through Babcock Wilderness Adventures, hunting, and fishing. The Telegraph Swamp provides excellent habitat for game species such as deer and turkey, as well as non-game species. It is an important area for wading birds and supports rookeries for wood storks, great egrets, white ibis, great blue herons, and little blue herons (Barnett, et. al., 1980). Telegraph Swamp has been designated as an Outstanding National Resource Water.

The Shell Creek and Prairie Creek Corridor

The corridor bordering Shell and Prairie Creeks is characterized by a variety of habitat types, including willow and cypress stands, cabbage palm and oak hammocks, and, in the Washington Loop Road area (C.R. 764), by scrub communities including sand pine scrub and oak/hickory scrub. In addition to this area's importance as wildlife habitat and potential function as a wildlife corridor, the Prairie Creek and Shell Creek drainage systems provides the primary source of potable water for the City of Punta Gorda as well as much of unincorporated Charlotte County, south of the Peace River. This area consists of a patchwork of private ownerships, making it difficult to preserve. Private land-use rights exist on each parcel allowing for the properties to be developed as residential single family. With the increased urban development, the potential of negative impacts from fertilizers and pesticides increase.

In an effort to protect the city's drinking water, Charlotte County created a Special Surface Water Protection Overlay District (SSWPOD), now known as the Watershed Overlay District, previously shown on Map 2.7, around these creeks. Although the district contains designated boundaries which prohibit certain intensive land use activities, and scrutinizes other activities, it does not ensure maintenance of a natural upland and wetland ecosystems. The City should coordinate with the County to review the need for such maintenance. The Southwest Florida Water Management District classifies the Shell/Prairie Creek Corridor as a "Group A" project of its Save Our Rivers program. This means that a resource evaluation report has been completed and the project has been authorized for acquisition through the Save Our Rivers program.

The Peace River Wetlands

The wetlands and islands located near the mouth of the Peace River function as prime wildlife habitat. Many of these wetlands are privately owned, however, three of the islands, Bird Key, Coon Key, and Long Island are owned by the State and contain wading bird rookeries.

Yucca Pens Unit

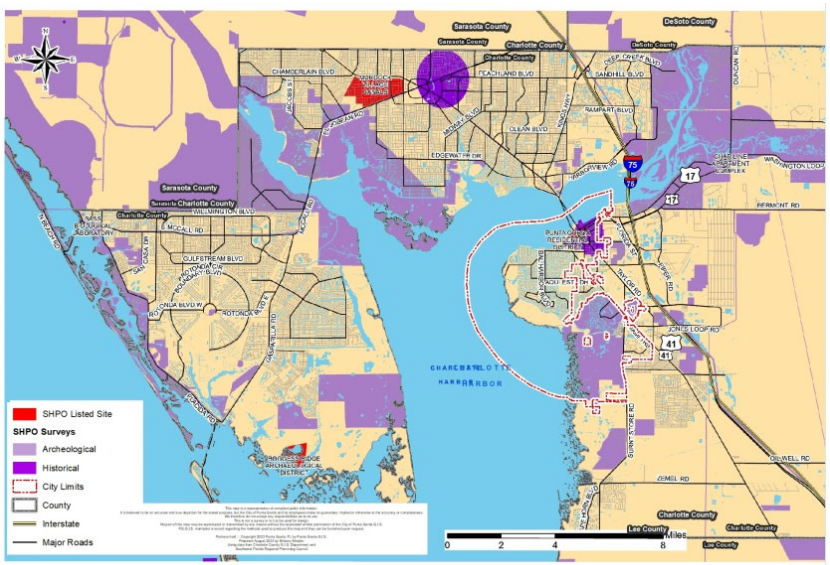
The Yucca Pens Unit is a part of the Fred C. Babcock-Cecil M. Webb Wildlife Management Area, which contains an extensive slough system that lies between Charlotte Harbor and U.S. 41,

south of Punta Gorda. The Yucca Pens Unit is composed of a network of freshwater swamps, marshes, and wet prairies. The slough system is bisected by Zemel Road, and its northern and southern portions are hydrologically connected by a series of culverts. The slough ultimately drains into Charlotte Harbor, passing under Burnt Store Road through a series of culverts and ditches. The project is a part of the Florida Forever program, which straddles the Lee/Charlotte line encompassing approximately 23,700 acres of which 14,389 acres have been acquired. The Yucca Pens Unit forms a critical link between the state's coast and its interior and serves as a natural urban sprawl barrier.

Archeological Sites Affecting the City

There are many significant archeological and historical sites located within and adjacent to Charlotte Harbor. The sites affecting the City of Punta Gorda are identified on Map #29 – Archeologically Significant Areas, and include shell middens, Indian mounds, and a fossil pit.

Map #29 - Archeologically Significant Areas



Natural Habitat Acquisition & Preservation Programs

A variety of state and federal programs are available to the City for the acquisition of natural habitat and preservation. They include Conservation and Reclamation Land, Save Our Rivers, and the Florida Communities Trust Programs. The Florida Forever Program, the State of Florida's ten-year, $3 billion land acquisition funding legislation, provides the majority of the money for these programs. These programs provide funding for the acquisition of land to be set aside for

natural resource preservation, which provides excellent opportunities for public recreation and education.

In 2006, Charlotte County voters passed the Conservation Charlotte referendum to provide local funds for land preservation, water access, and passive recreation purposes. The Conservation Charlotte Program is expected to generate $77 million, from a .20 mil ad valorem tax which will sunset in 2027 to pay for land acquisition and conservation easement purchases.

Moreover, part of the City's coastal resilience strategy is to provide support to The Nature Conservancy (TNC) for the creation of a Coastal Resilience Decision Tool and strengthen the positive impact conservation partnerships that focus on land acquisition have on the wallets of city residents. TNC released a report titled, "Community Incentives for Nature-Based Flood Solutions: A guide to FEMA's community rating system for conservation practitioners to help bridge the gap between conservation and flood risk reduction". The report highlights the nature-based components of the FEMA Community Rating System Program and details additional resources of interest for linking habitat protection and restoration with flood mitigation. Supporting TNC's Coastal Resilience Decision Tool and the UF Conservation Clinic's Sea Grant Sea Level Rise Outreach Project are stated goals in the City's 2018 grant application for the Florida Resilient Coastlines Program and the City will continue to support these and other like projects that enhance the ability to weather coastal inundation.

While The City does not have any dedicated funding sources for natural resource preservation, it does pursue the use of innovative techniques for the acquisition of natural habitat. These techniques may include conservation easements, requiring the preservation of open space in native habitat for large-scale development, transfer/purchase of development rights, or tax incentives to encourage private conservation efforts. The challenge facing the city is to ensure that its preserved areas continue to provide the functions and values so necessary to maintaining the quality of life enjoyed by residents and visitors, and to prevent such areas from becoming isolated islands of native habitat surrounded by incompatible land uses. The City employs the following techniques to preserve lands:

Wildlife Linkages and Natural Preserve Design

When natural lands are set aside as reserves or conservation areas, their effectiveness in that role is dependent upon a number of interrelated factors. These factors include the diversity of habitats, the diversity of plants and animals, the character of surrounding land uses, and the size of the area preserved. The establishment of preserves in a piece-meal fashion result in isolated, fragmented natural areas that are disconnected from one another by disturbed and developed land. The populations of wildlife found within these fragmented sites are more susceptible to impacts from fire, drought, flooding, and infectious disease.

A solution to these problems is to establish linkages between existing and planned natural or semi-natural lands in order to provide greater areas and diversity of interconnected habitats.

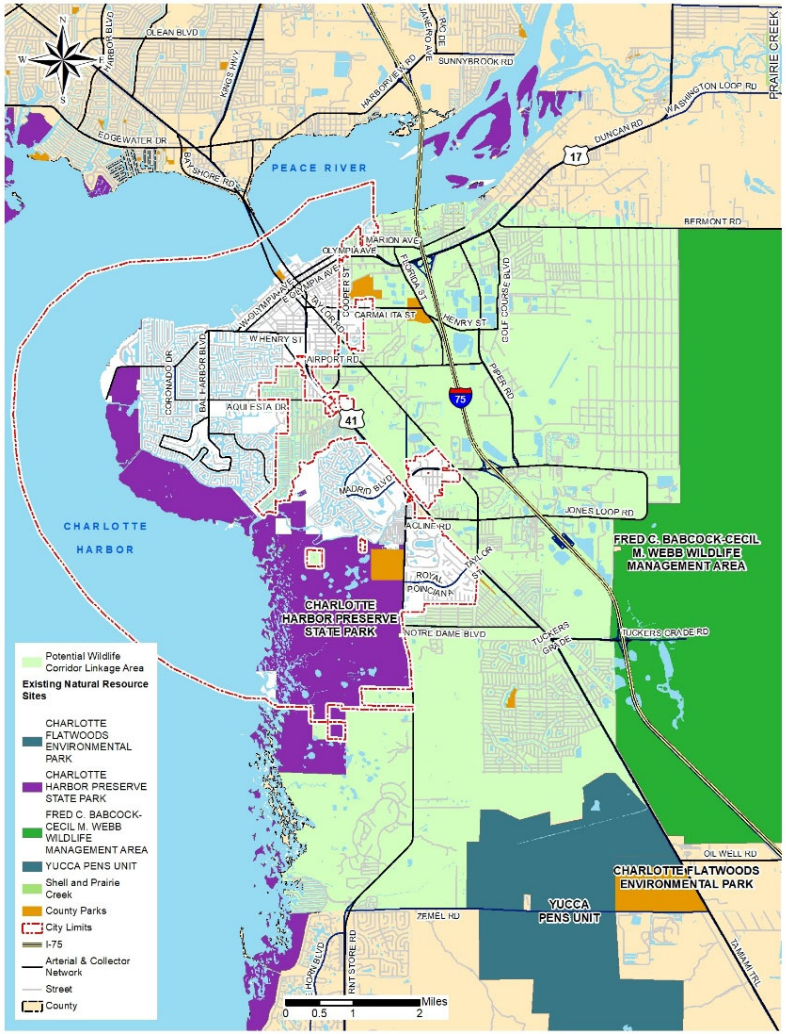
With proper management, these linkages are likely to increase fitness and potential for long-term survivability, provide avenues for escape from fire or other catastrophic events, facilitate recolonization following local extinctions, and provide access to a greater variety of habitats. This ultimately increases native species diversity.

Linkage zones, areas between existing preservation areas, should be identified and retained when setting aside natural areas as reserves, or during the design of large projects such as developments of regional impact (DRI). The FWC developed a series of recommended Strategic Habitat Conservation Areas, which are discussed in great detail in "*Closing the Gaps" in Florida's Wildlife Habitat Conservation System* (FWC, 1994). These areas are also referred to in the publication *Habitat Conservation Needs of Rare and Imperiled Wildlife in Florida* (FWC 2000). With the acquisition of carefully considered parcels of land coupled with the development of preservation and conservation areas, habitat conservation plans, and other less-than-fee simple measures, the City will be able to fully participate in this statewide effort to preserve the most important segments of Florida's natural heritage. Map #30 – Publically Managed Lands & Potential Wildlife Linkages identifies those areas that are now owned and managed by the State, County, City or other agencies and the city areas for potential linkage connection.

The SWFWMD and the CHNEP cooperatively funded the Habitat Restoration Needs (HRN) Plan Update for the Charlotte Harbor Watershed, affecting the upland coniferous forest, upland hardwood forest, and saltwater marsh habitats that are declining in acreage in Charlotte Harbor Proper, the former two habitat types are listed as priority areas for restoration by SWFWMD. The HRN was developed to guide conservation, restoration, sustainability, resiliency, and connectivity throughout the CHNEP, which includes the Charlotte Harbor. The overarching vision of the HRN Plan is to create a diverse environment of interconnected, healthy habitats that support natural processes, and viable and resilient native plant and animal communities.

As the City moves forward with its annexation strategy, the City is actively working with the FDEP to annex those state lands that lie adjacent to the City's current boundaries to clarify jurisdictional responsibilities.

Map #30 - Publically Managed Lands and Potential Wildlife Linkages



Protective Measures

Once lands are acquired for their natural habitat or preservation aspects, the City takes additional steps to protect the endangered and threatened species and their habitats through a variety of methods. These methods are important as the city continues to grow. The protection measures include:

- **Ordinances** that depict the general policies for limiting uses in environmentally sensitive lands within the city for the purpose of protecting natural resources from the potential adverse impacts of future land development activities.
- **Intergovernmental coordination efforts** that implement protection measures of Outstanding Florida Waters (OFWs), Class I and Class II waterbodies, and adjacent uplands, specific habitats, and wildlife corridors.
- **The Future Land Use Map (FLUM)** is used to advise landowners, land developers, and the City that land development proposals for lands within preservation and conservation designations are subjected to a more comprehensive environmental review process and may be subject to more restrictive plan policies, which, in turn, may alter their development potential.
- **Manatee Protection**: In April of 1995, a manatee protection plan for the City of Punta Gorda was approved by the State, in conjunction with the review of a Laishley Park development of regional impact (DRI). During subsequent reviews for other applications, the plan did not make recommendations that were consistent with manatee data

analysis. Operation of the program was taken over by Charlotte County. Federal and state wildlife agencies (USFWS and FWC) will use the Charlotte County Manatee Protection Plan (MPP) for guidance during the permit review process for all projects within the county boundaries. In addition, this County MPP supersedes any older plans that exist within the county boundaries.

- **Burrowing Owl Protection**: The FWC identifies the burrowing owl as a "species of special concern" (Florida Administrative Code (FAC) 68A-27.005). Burrowing owls and their nests are also afforded protection under the Federal Migratory Bird Treaty Act. Seasonal occurrence of burrowing owls occurs throughout the year in Florida's open native prairies and cleared areas that offer an expanse of short, herbaceous groundcover. Punta Gorda works with the Peace River Wildlife Center each breeding season to identify and flag the nest to protect the nests' entrance from lawn mowers, vehicles, and other forms of human interference.
- **Seagrass Protection** is necessary in areas within the Coastal and Heartland National Estuary Partnership (CHNEP) estuaries. Seagrasses are the most abundant and productive submerged habitat in the coastal CHNEP waters. They provide shelter, food, and nursery habitat for a great diversity of invertebrates, shellfish, fishes, and marine mammals including shrimp, scallops, bait fish, sport fish, and manatees. Seagrasses provide a good indicator of overall estuarine health within the CHNEP.

  Charlotte Harbor is Florida's second largest open-water estuary, and provides some of the most productive estuarine ecosystems in Southwest Florida. The Southwest Florida Water Management District's Surface Water Improvement and Management (SWIM) Program released the results of the 2014 seagrass mapping study showing a 5.2 percent increase in seagrass coverage in Charlotte Harbor.

  SWIM 2020 uses data from SWFWMD Biennial Seagrass Mapping Program up to 2018. However, there was a decrease in seagrass coverage of 565 acres between 2016 and 2018, a decline of 2.8%, which is slightly higher than the typical error rate of seagrass mapping efforts of approximately 2% (Tomasko et al. 2005). The difference between 2016 and 2018 might be attributed to impacts from Hurricane Irma, which passed over the watershed and open waters of Charlotte Harbor in September of 2017, a few months before the start of the aerial photography used to map seagrasses for the year 2018. Likewise, after Hurricane Ian seagrass coverage is at an all-time low since mapping began.

  In addition, the Charlotte Harbor Wateratlas provides a "report card" on the water clarity within the CHNEP estuaries, which is essential for healthy seagrasses.

  The most recent seagrass occurrences along the city boundaries are identified on Map #31 – Seagrass Area along the City Boundaries. The City will continue to monitor the results of seagrass protection as they are used to not only track trends in seagrass population, but also to evaluate ongoing water-quality improvement efforts. The City will continue to review projects which may impact seagrasses and coordinate with the jurisdictional agencies to promote seagrass protection.
- **Smalltooth Sawfish Protection**: The smalltooth sawfish,

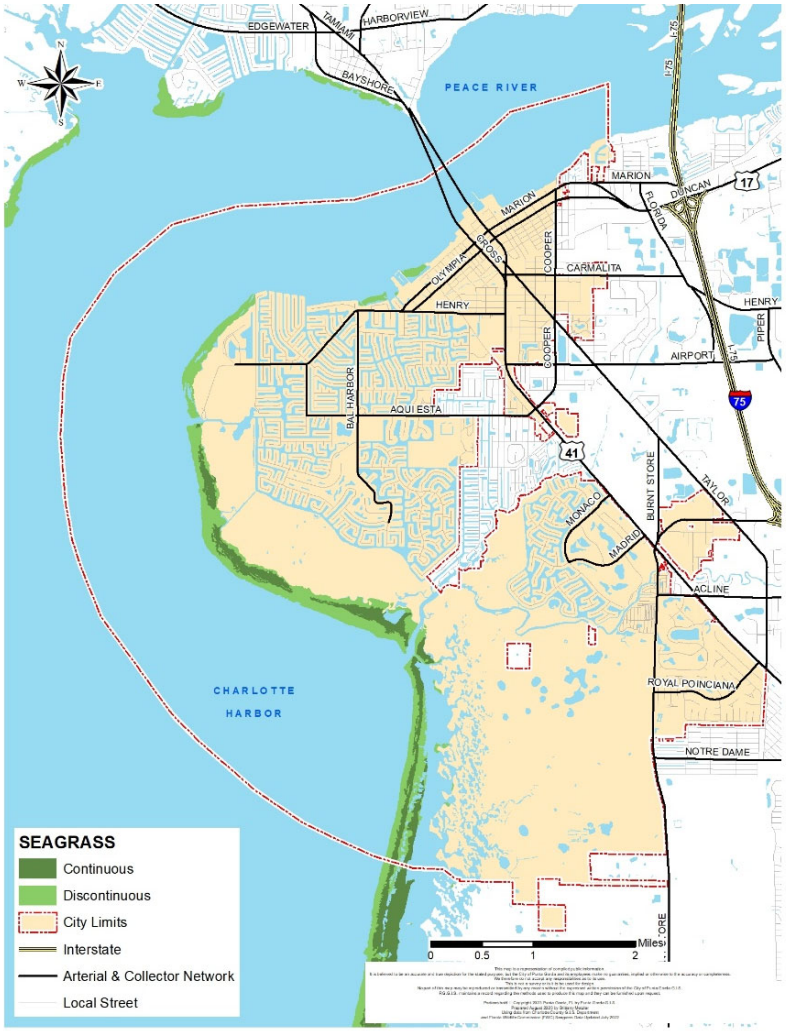
designated as an endangered species, is found along the shallow waters of Charlotte Harbor. These waters are critical habitat for the species. FWC, supported by TNC, is monitoring for the smalltooth sawfish and the City will review the results for added protection. The habitat of the smalltooth sawfish is identified on Map #32 – Smalltooth Sawfish Area along the City's Boundaries.

- **Oyster Reef and Shoreline Protection**: The City is partnering with the Coastal and Heartland National Estuary Partnership and the Nature Conservancy, through FWC, on restoring oyster reef habitat in Charlotte Harbor. The restoration of oyster reefs along vulnerable mangrove stands in Charlotte Harbor will assist in protecting the city of Punta Gorda, its residents, and coastal ecosystems, making them less vulnerable to the climate change impacts of sea-level rise and increased storm intensity. Staff reviewed the CHNEP Oyster Habitat Restoration Plan, prepared by Jaime G. Boswell, Independent Contractor; Judy A. Ott, Coastal and Heartland National Estuary Partnership; Anne Birch, The Nature Conservancy; and Daniel Cobb, Southwest Florida Regional Planning Council. The City realizes the need for oyster reef protection and restoration. According to the report, worldwide oyster populations have been lost at a staggering rate, with a total estimated loss of 85% globally over the last two centuries (Beck et al. 2011). This rate of loss makes oysters the most imperiled marine habitat in the world (Brumbaugh et al. 2010). The degradation and loss of native oysters in Florida and the need for restoration has been recognized for over 100 years (Smeltz 1898). However, it has only been over the past couple of decades that the critical role that oysters play in the larger ecosystem has been recognized along with the full array of benefits that could be realized through restoration (Coen et al. 2007, Grabowski and Peterson 2007, Coen and Luckenbach 2000).

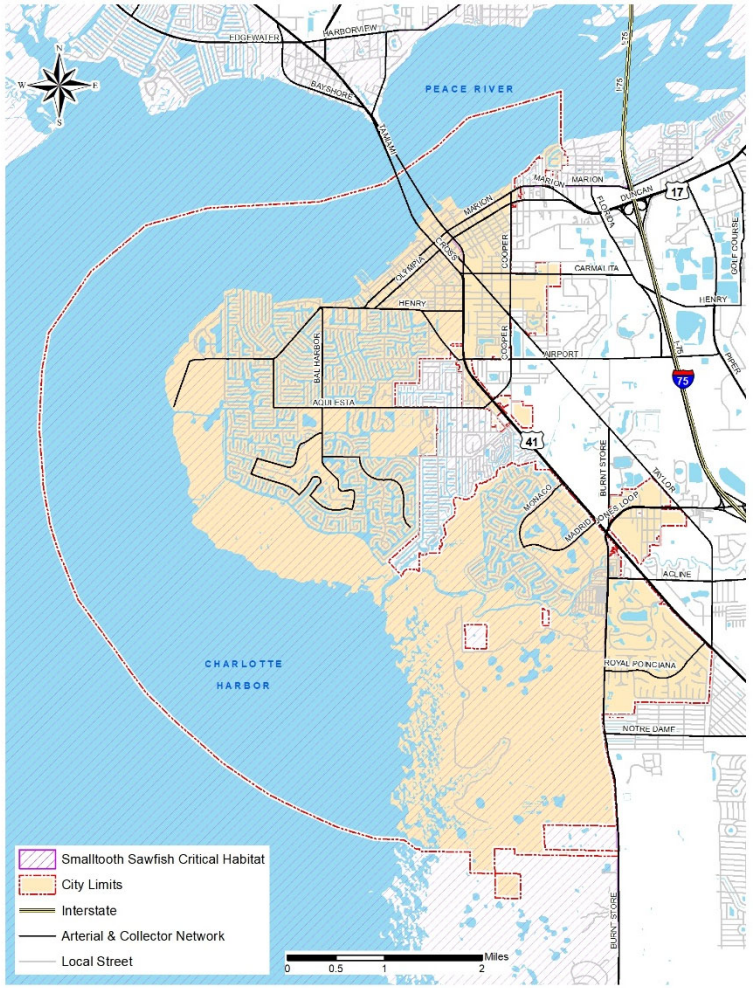
  Oyster reefs stabilize sediments, shorelines, and adjacent habitats by buffering wave energy, further aiding water quality (Scyphers et al. 2011, ASMFC 2007, Grabowski and Peterson 2007, Piazza et al. 2005, Bahr and Lanier 1981). Sediment stabilization and bio-deposition can result in an increase in sediment elevation (Bahr and Lanier 1981). Along with the potential for oyster reefs to sequester carbon and buffer wetlands and developed properties (Nicholas Institute 2011), sediment stabilization is an important factor when considering future sea level rise and climate change. Oyster reef creation has specifically been identified as a means of reducing shoreline erosion and loss of saltmarsh habitat due to sea level rise in Charlotte Harbor (Geselbracht et al. forthcoming). Coupled with natural shoreline retention, oyster reefs reduce the impacts of flooding. As stated in the 2009 Climate Adaptation Plan, the City plans to explicitly indicate which areas will retain natural shores.

  Partnering with the aforementioned agencies over the next decade may prove to be one of the City's strongest climate adaptation implementation strategies. The City continues to monitor the advances in oyster reef restoration and the benefits it provides to climate adaptation planning.

Map #31 - Seagrass Areas along the City's Boundaries



Map #32 – Smalltooth Sawfish Areas along the City's Boundaries



I. CONCLUSION

The City will continue to plan, promote, and manage the conservation and protection of the city's natural resources through the implementation of the strategies detailed throughout the document. The goals, objectives, and policies of the *Conservation Element* will provide the direction necessary to address development occurring within the urban and coastal areas. As the city has adequate lands placed in preservation and conservation, the City will address development and redevelopment by continuing to:

- Conserve and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters and protect from activities and land uses known to affect adversely the quality and quantity of identified water sources, including surface waters used as a source of public water supply.
- Provide for the emergency conservation of water sources in accordance with the plans of the regional water management district.
- Conserve and protect minerals, soils, and native vegetative communities, including forests, from destruction by development activities.
- Conserve and protect fisheries, wildlife, wildlife habitat, and marine habitat.
- Restrict activities known to adversely affect the survival of endangered and threatened wildlife.
- Protect existing natural environments identified in the *Recreation and Open Space Element*.
- Seek opportunities to enhance or restore natural environments.
- Maintain cooperation with adjacent local governments to conserve and protect unique vegetative communities located within more than one local jurisdiction.
- Designate environmentally sensitive lands for protection based on locally determined criteria that further the goals and objectives of the *Conservation Element*.
- Manage hazardous waste to protect natural resources.
- Protect and conserve wetlands and the natural functions of wetlands.
- Direct future land uses that are incompatible with the protection and conservation of wetlands and wetland functions away from wetlands.
- Continue to partner with agencies that advance climate adaptation planning strategies.
- Minimize the use of fossil fuel can reduce the city's carbon footprint.

The City will continue to coordinate and communicate with the city's stakeholders as the plans for future developments continue. It will endeavor to tackle the priority issues established by the citizens in the City of Punta Gorda Adaptation Plan, such as fish and wildlife habitat degradation, guaranteeing an adequate water supply, flooding, managing growth, water quality degradation, educational outreach,

funding and fire prevention. Organizational and technical assistance in consensus building among the competing interests of waterfront users, including the City, investors, business owners, residents, and visitors, for the development of the waterfront area and preservation of public access will be provided by staff through citizen participation sessions. The City is committed to implementing strategies that will balance growth, including residential and commercial development and the associated infrastructure, through innovative and creative approaches that will least impact the natural systems.

V. GOALS, OBJECTIVES, AND POLICIES

Goal 2A.1: The City's conservation programs are directed toward the long-term conservation and protection of its natural resources.

Objective 2A.1.1: Punta Gorda will protect the quality of its air by promoting a compact development pattern which limits the need for automobile trips and their related emissions, and by adopting standards for industrial development.

Policy 2A.1.1.1: Punta Gorda will enable the reduction of automobile vehicle miles traveled by controlling the pattern of land uses and maintaining a compact urban form (through the FLUM and utility extension policies) to potentially shorten and consolidate trips, and by construction of sidewalks and bicycle facilities to facilitate non-polluting modes.

Measurement: Building permits issued for existing platted lots served by water and sewer as of July 1, 1997 and number of miles of sidewalk and bikepath constructed.

Policy 2A.1.1.2: Punta Gorda will adopt and maintain Land Development Regulations and a form-based code in accordance with the Future Land Use Element which will enable mixed-use development, including residential uses.

Measurement: Review and revision of LDR's and permits issued for mixed-use development pursuant thereto and adoption of form-based code.

Policy 2A.1.1.3: By concentrating major trip attractors (e.g., shopping, government services, health care) in distinct nodes, Punta Gorda will facilitate the feasibility of alternative modes of transportation which may reduce pollutants.

Measurement: Proportion of permits for new, non-residential development located adjacent to existing development of a like land use classification and proportion of development permits requiring a FLUM amendment.

Policy 2A.1.1.4: Punta Gorda will continue to evaluate and revise its standards for industrial development affecting air quality through emissions from industrial processes and related activities (e.g., warehousing, transportation). Such standards will seek to mitigate smoke, dust, gases, particulate matter, vapors, fumes, etc.

Measurement: Review and modification of Land Development Standards for air emissions.

Policy 2A.1.1.5: Punta Gorda will require landscaping of parking lots and heavily traveled roadways, in order to reduce airborne pollutants.

Measurement: Number of DRC approvals for parking lot and roadway landscaping.

Objective 2A.1.2: Punta Gorda will cooperate in the strategic protection of natural resources in and around

the city, including coastal and estuarine resources, with such protection strategy including the relationships of resources to larger environmental systems including fisheries, wildlife habitat, native vegetative communities and soils; and including environmentally sensitive land use and development practices.

Policy 2A.1.2.1: Punta Gorda will protect existing publicly-owned, environmentally sensitive land in the city through the "Preservation" FLUM classification described in Policy 1.14.8 in the Future Land Use Element.

Measurement: Acreage of environmentally sensitive lands preserved.

Policy 2A.1.2.2: Punta Gorda will pursue the acquisition of coastal wetlands and/or other environmentally sensitive lands within its jurisdiction through federal, state, local, and non-profit environmental land acquisition mechanisms and other appropriate funding sources.

Measurement: Acreage of environmentally sensitive lands acquired.

Policy 2A.1.2.3: Punta Gorda will protect privately-owned, environmentally sensitive areas through the "Conservation" FLUM classification described in Policy 1.1.14.9 in the Future Land Use Element (includes one unit per ten acres density limit).

Measurement: Acreage of environmentally sensitive lands protected.

Policy 2A.1.2.4: Punta Gorda will enact regulations that guide development in conservation areas that mitigate impacts on environmentally sensitive lands.

Measurement: Existence of "Conservation" areas on the FLUM. Existence of restrictive land development regulations. Number of development permits issued with environmental protections accomplished through transfer of density rights (TDRs), planned developments (PDs), or other techniques.

Policy 2A.1.2.5: Punta Gorda will undertake public education activities involving a variety of environmental issues that promote alteration of public behavior in ways that can have important environmental benefits (e.g., judicious use of fertilizers, operation of boats in appropriate channels at appropriate speeds, use of native plants and other water conservation measures, etc.).

Measurement: Number of environmental education activities completed annually.

Policy 2A.1.2.6: Punta Gorda will support educational activities involving a variety of environmental issues that promote alteration of public behavior in ways that can have important environmental benefits by non-government, community, and non-profit organizations.

Measurement: Number of non-government, community organization, and

non-profit environmental education activities advertised by the City or held in City-owned facilities.

Policy 2A.1.2.7: Punta Gorda will support the implementation of the 1993 *Charlotte Harbor Surface Water Improvement and Management (SWIM) Plan* and subsequent updates by assisting in the collection of environmental data concerning Charlotte Harbor and its environs in Punta Gorda.

Measurement: Record of activities implemented.

Policy 2A.1.2.8: The City will support the implementation of the 1993 Charlotte Harbor Surface Water Improvement and Management (SWIM) Plan and subsequent updates by undertaking activities to maintain or improve the quality of stormwater runoff, and by adopting and maintaining Land Development Regulations (LDRs) that protect environmentally sensitive lands.

Measurement: Record of activities implemented.

Policy 2A.1.2.9: Punta Gorda will support the recommendations of the Coastal and Heartland National Estuary Partnership's Comprehensive Conservation and Management Plan (CCMP).

Measurement: Report evaluating CCMP and making recommendations for City implementation.

Policy 2A.1.2.10: Punta Gorda will support the recommendations of the Shell Creek and Prairie Creek Watersheds Management Plan.

Measurement: Record of activities implemented.

Policy 2A.1.2.11: Punta Gorda will protect wetlands and their natural functions by educating citizens concerning stormwater quality.

Measurement: Public education activities concerning stormwater quality (presentations given, messages or brochures distributed).

Policy 2A.1.2.12: Punta Gorda will protect wetlands and their natural functions by carrying out stormwater quality actions described in policies 3.7.1.1 through 3.7.3.6., and policies aimed at reducing harmful algal blooms, such as:

a) Supporting a comprehensive and coordinated water quality monitoring and assessment strategy,
b) Increase environmental quality standards to enhance resilience of natural water systems,
c) Reducing stormwater and agricultural runoff, and
d) Reducing wastewater pollution.

Measurement: Number of stormwater quality actions carried out.

Policy 2A.1.2.13: Punta Gorda will protect the natural functions of creeks, rivers, and estuaries in

its jurisdiction through the protections referenced in the *Conservation Element*.

Measurement: Measurements for policies specifically cited.

Goal 2A.2: The City will protect animal and vegetative communities from destruction by development activities and seek opportunities to enhance or restore natural environments.

Objective 2A.2.1: The City of Punta Gorda shall review new developments and support monitoring activities occurring along these areas in efforts to prevent and reduce negative impacts on the animal and vegetative communities.

Policy 2A.2.1.1: Punta Gorda will protect endangered and threatened species by:

Measurement: Environmental surveys done, environmental resource permits, and other contacts by Environmental Manager concerning threatened or endangered species.

Policy 2A.2.1.2: Punta Gorda will protect wetlands, habitat, native vegetative communities, and endangered and threatened species by maintaining or increasing the acreage in its "Conservation" or "Preservation" FLUM categories as described in Policies 1.1.14.8 and 1.1.14.9 7 of the *Future Land Use Element*.

Measurement: Acreage maintained or increased in "Conservation" or "Preservation."

a) Requiring developers of proposed projects for undisturbed lands to provide an environmental survey, including identification of any endangered or threatened species present.
b) Requiring developers of projects proposed for undisturbed lands to obtain permits through FDEP's Environmental Resource Permit process, which may include conditions related to endangered or threatened species.
c) Maintaining a public contact point (Urban Design) for the public who have questions about endangered or threatened species, or who may observe an imminent threat to a member of such species. In the latter case, City staff will investigate and/or contact officials of the responsible agency (e.g., the Florida Game and Freshwater Fish Commission).

Policy 2A.2.1.3: Punta Gorda will protect native vegetative communities by engaging in the removal of invasive exotic vegetation (e.g., Brazilian pepper), by including native species in the plants allowed under the landscaping ordinance, and by including native plants in public planting areas.

Measurement: Invasive exotic removal activities, landscape plant list, plantings of native plants in public areas.

Objective 2A.2.2: The City of Punta Gorda shall pursue opportunities to enhance or restore natural environments.

Policy 2A.2.2.1: Seek matching grant funding opportunities for exotic species removal and native species restoration stands citywide.

Measurement: Number of grants received.

Policy 2A.2.2.2: Implementation and enforcement of land development regulations that require exotic species removal and require native species plantings in conjunction with development projects.

Measurement: Number of land development regulations (LDRs) and code enforcement violations.

Policy 2A.2.2.3: Seek grants and partnership opportunities for oyster reef restoration, mangrove planting, seagrass protection, pine flatwoods restoration, and other similar projects.

Measurement: Number of grants, partnerships, and projects.

Policy 2A.2.2.4: The City shall continue to pursue acquisition of undeveloped land along the eastern waterfront area for preservation.

Measurement: Number of acquisitions along the eastern waterfront area.

Policy 2A.2.2.5: The City will determine which areas will retain natural shores.

Measurement: Documentation and mapping of which areas will retain natural shores.

Policy 2A.2.2.6: The City will support seagrass mapping efforts and take measures to protect seagrasses.

Measurement: Documentation and mapping of seagrass activities.

Goal 2A.3: The City shall conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or the harbor, and protect from activities and land uses known to affect adversely the quality and quantity of identified water sources, including natural groundwater recharge areas, wellhead protection areas, and surface waters used as a source of public water supply.

Objective 2A.3.1: Punta Gorda will protect and conserve its potable water source by protecting the Shell and Prairie Creek watershed, limiting the level of water withdrawals, and by allocating water supply in ways that sustain the quality of life and environmental quality.

Policy 2A.3.1.1: Punta Gorda will actively participate with Charlotte County and DeSoto County to encourage their adoption and in the enforcement of an appropriate Special Surface Water Protection Overlay District that controls land use and development practices within the Shell Creek and Prairie Creek watershed.

Measurement: Adoption of legislation protecting Shell and Prairie Creeks and number of development authorizations reviewed by City staff.

Policy 2A.3.1.2: Punta Gorda will actively enforce the provisions of the Laws of Florida as they relate to the protection of the Shell Creek and Prairie Creek watershed.

Measurement: Number of development proposals reviewed by City staff.

Policy 2A.3.1.3: Punta Gorda will maintain surface water withdrawal within the parameters of its water use permit conditions for Shell Creek, as agreed upon by the City of Punta Gorda and the Southwest Florida Water Management District.

Measurement: Compliance reporting documents.

Policy 2A.3.1.4: Punta Gorda will manage water use through the SWFWMD water phasing and other techniques, and wastewater treatment as an integrated system; using appropriate technology and best management practices to achieve optimal feasible efficiencies in the use of potable water.

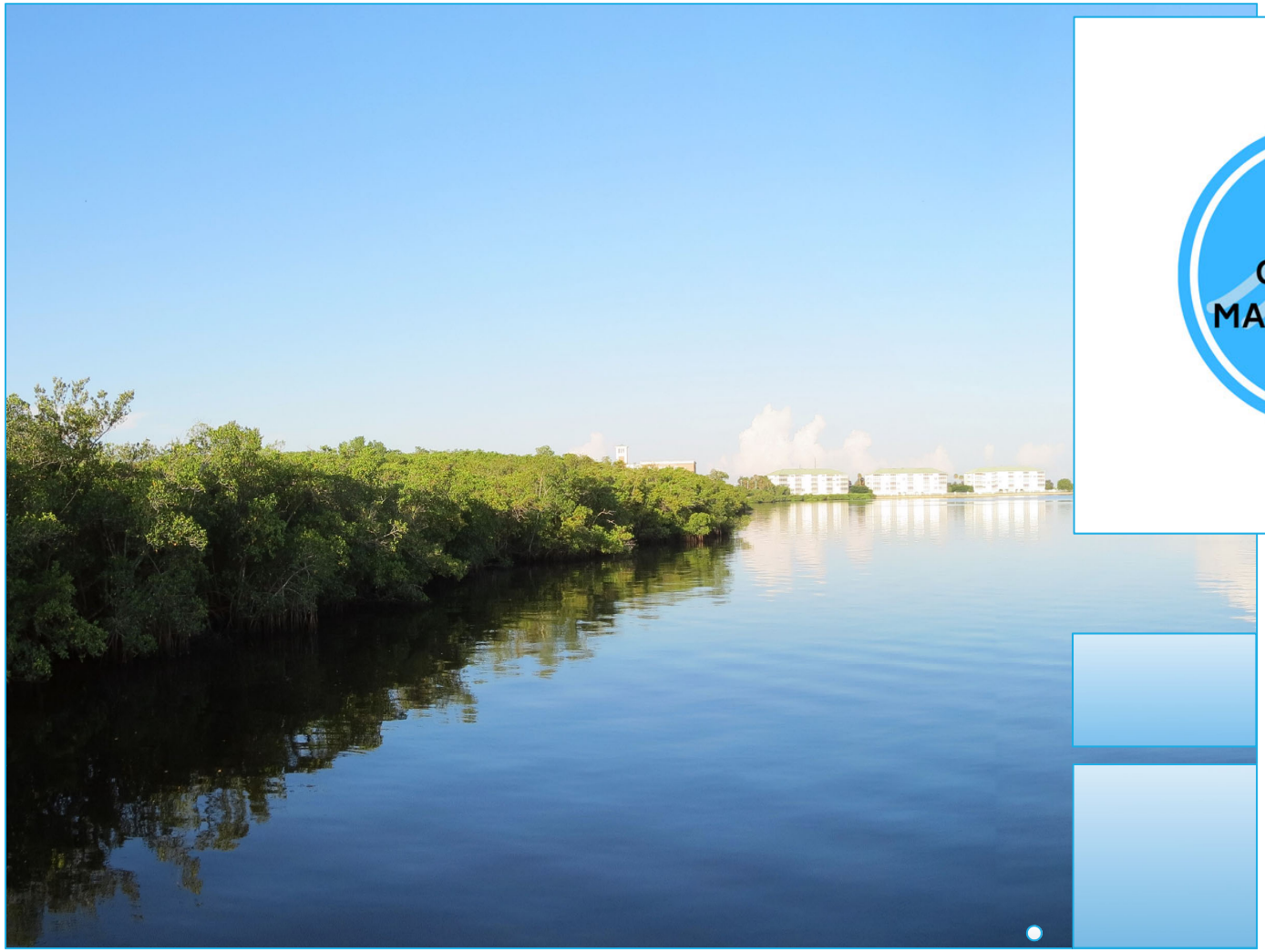
Measurement: Water and wastewater operation monitoring documents.

Policy 2A.3.1.5: The City will continue to utilize Shell Creek, the pipeline interconnect, and groundwater as water sources and continue to evaluate alternative water supplies as needs arise.

Measurement: Construction of the off-line reservoir and implementation of the current SWFWMD Regional Water Supply Plan alternative water supply projects.

Policy 2A.3.1.6: The City will continue to promote conservation of individual potable water consumption through implementation of education and outreach programs encouraging water conservation, xeriscaping, and Florida-friendly landscaping.

Measurement: The inclusion of the water conservation provisions, xeriscaping, and Florida-friendly landscaping requirements into the land development regulations.



2B
COASTAL MANAGEMENT

Coastal Management Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

The greatest potential impact to the natural resources of Punta Gorda and its environs, including the near pristine Charlotte Harbor estuary, is population growth in unsustainable patterns and rapid suburbanization within the coastal area. The City is committed to implementing strategies that will balance growth, including residential and commercial development and the associated infrastructure, through innovative and creative approaches that will least impact the natural systems.

II. INTRODUCTION

Purpose

The purpose of the *Coastal Management Element* is to plan, promote, manage, and protect the city's natural resources. It is important for the City to plan for development activities in areas that would mitigate or otherwise lessen the disturbance of coastal resources. This element addresses measures to protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.

The City of Punta Gorda's *Coastal Management Element* plans for the protection and enhancement of the city's natural, cultural, and economic resources. It involves coordinated efforts with local, state, and federal agencies utilizing laws and policies to ensure that the coast is protected and preserved for future generations. Management of the city's coastal connection improves the quality of life for the residents, enhances economic development for the businesses, increases job opportunities and provides for logical compact and contiguous growth. The data and analysis section follows the requirements set forth in Chapter 163.3177(6)(g) of the Florida Statutes. The City's coastal management planning supports sound urban planning strategies resulting in compact and contiguous development.

Relationship to the City's Comprehensive Plan

The *Coastal Management Element* provides the underlying foundation and detailed policies regarding the use and protection of natural coastal resources. It relates to the other elements as follows:

- 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 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 *Conservation Element* identifies and describes the city's existing and proposed natural preserves and conservation areas within and adjacent to the city.
- The *Recreation and Open Spaces Element* identifies the potential recreational opportunities for which these natural preserves may be utilized. Such uses typically include passive recreation, outdoor education, and resource-oriented activities, such as walking, cycling, hiking, and boating.
- The *Infrastructure Element*, which is divided into sections pertaining to drainage, solid waste and the provision of sewer and potable water services, is directly related to the *Conservation* and *Coastal Management Elements*. The impacts of existing and proposed facilities, within the low elevation of the city and on the natural systems, must be taken into consideration during the establishment of levels of service for water and sewer facilities, facility site location criteria, and overall policies regarding the City's infrastructure.
- The *Transportation Element* deals with the City's road network and addresses port and aviation facilities, and bicycle paths and pedestrian walkways. The policies of

the *Transportation Element* must reflect those of the *Coastal Management Element* to ensure that roads are sited in the appropriate areas and designed in a manner which minimizes impacts to the surrounding environment and provide adequate hurricane evacuation times.

III. LEGISLATION

The following is an assessment of existing regulations and programs which affect land use decisions and regulate development impacts to the natural environment and coastal planning area.

Federal Regulations

The National Flood Insurance Act of 1968

The National Flood Insurance Act of 1968 establishes the National Flood Insurance Program (NFIP) which makes federally backed flood insurance available in communities which adopt and adequately enforce floodplain management ordinances that meet NFIP requirements. The Act also required that the Federal Emergency Management Agency (FEMA) establish flood risk zones in all flood prone areas. The City of Punta Gorda actively participates in the program through building, code enforcement and through the Community Rating System (CRS) which encourages best practices in floodplain management through the granting of community wide flood insurance rate discounts. Punta Gorda previously maintained a Class 6 designation in the CRS program and recently improved to a Class 5 designation providing an additional 25% discount on insurance to our residents.

The Coastal Zone Management Act (CZMA) of 1972

The Coastal Zone Management Act (CZMA) of 1972 establishes a cooperative state and federal program to manage coastal zones in the United States. The Federal Government delegated regulatory authority to the State of Florida under the Florida Coastal Management Program in 1982.

State Regulations

Florida Statutes

Chapter 163, Florida Statutes

Chapter 163, *Florida Statutes*, (Local Government Comprehensive Planning and Land Redevelopment Act) requires that each city and county prepare and adopt a comprehensive plan containing mandatory elements that address growth management issues including coastal zone management.

Chapter 163.3178- Coastal Management

The statutes limit the City's ability to increase density within the Coastal High Hazard Area (CHHA) unless the strict criteria for mitigation are met, as defined as subsection (8). (The coastal high-hazard area is the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. See Appendix, Map #14 – Coastal High Hazard Area.) Application of mitigation and the application of development and redevelopment policies, pursuant to s. 380.27(2), and any rules adopted thereunder, shall be at the discretion of local government, provided the statutory criteria are met.

The Mangrove Trimming and Preservation Act

The Mangrove Trimming and Preservation Act was enacted during the 1995 legislative session and provides standards for the selective trimming of mangrove trees, and establishes a permitting program to allow such activities. It was amended

during the 1996 session to provide regulations for trimming and altering mangroves on private and public property.

Chapter 327, Vessel Safety

In May 2017, the State Legislature adopted new laws as part of Fla. Stat. Chapter 327, which were based closely on the results found in the Florida Fish and Wildlife Conservation Commission (FWC) Anchoring and Mooring Pilot Program Report (December 21, 2016). These new laws effect boating anchorage and mooring regulations.

Local Regulations

City Ordinance

Chapter 6, Boats, Docks, and Waterways Ordinance

Boats, Docks, and Waterways Ordinance, Chapter 6 of the City Code of Ordinances provides authority to the City to regulate waterways within the city limits. The provisions include regulation of boats, sanitation rules, mooring and speed zones, construction in waterways, maintenance of seawalls, and commercial harvesting of shellfish. The code defines the 5 member Canal Maintenance District, and a governing body with specific powers.

Chapter 6A, National Pollution Discharge Elimination System

National Pollution Discharge Elimination System, Chapter 6A of the City Code of Ordinances, was adopted for the purpose of maintaining efficient, economical and safe operation of storm sewer system and for the health, safety, and general welfare of the public within the city. It ensures that land development activities are conducted in a manner which minimizes the loss of topsoils controls run-off through the application of best management practices.

- Article I is intended to prevent and abate pollution through the regulation and control of connections and discharges to the separate storm sewer system of the City of Punta Gorda and to limit the use of the separate storm sewer system to the collection, conveyance, treatment, and disposal of stormwater through appropriate regulation and enforcement.
- Article II includes provisions for environmental protection and promotes public welfare through the regulation of the design, construction, use and maintenance of any development or other activity which disturbs land or removes the vegetative cover or results in the movement of soils on construction sites within the city.

Chapter 26, Land Development Regulations

Chapter 26, of the City Code of Ordinances is known as the Land Development Regulations (Codes) and deals with a variety of natural resources issues.

- Article 8, Section 13, Soil Conservation: provides for the installation of erosion control barriers during development. The stabilization of soils ensures that land development activities are conducted in a manner which minimizes the loss of topsoils and ensures the application of best management practices for agricultural land uses.
- Article 8, Section 16, Transfer of Development Rights: provides for the transfer of density units associated with certain types of real property. This section promotes the protection and conservation of environmentally sensitive areas of the city such as wetlands, mangrove clusters, endangered species habitats, and the protection of historic resources. The ordinance establishes an incentive for the dedication and/or discounted sale of property to the City for general purposes such as parks, roads, right-of-ways, government service sites, public access and affordable housing.
    - Article 14, Flood Hazard Areas: It is the purpose of this Article to mitigate potential

losses due to flood conditions in specific areas by provisions.

IV. INVENTORY

The city now consists of approximately thirty-two (32) square miles of land and water. It is surrounded by Charlotte Harbor and Peace River to the north and northwest. Its' western boundary is protected by Charlotte Harbor Preserve State Park. South and east the city abuts the Charlotte County South Planning District which consists of a variety of land uses. Generally flat, the city is subject to periodic flooding, which can result not only from tropical weather, but also from prolonged periods of heavy rains. With these concerns, particular attention is necessary in managing the city's coastal attributes.

The City of Punta Gorda's *Coastal Management Element* plans for the protection and enhancement of the city's natural, cultural, and economic resources. It involves coordinated efforts with local, state, and federal agencies, utilizing laws and policies to ensure that the coast is protected and preserved for future generations.

The city's location lies within the state's defined coastal planning area[1]. Management of the city's coastal connection improves the quality of life for the residents, enhances economic development for the businesses, increases job opportunities and provides for logical, compact, and contiguous growth. The data and analysis section follows the requirements set forth in Chapter 163.3177(6)(g) of the Florida Statutes. The City's coastal management planning supports sound urban planning strategies resulting in compact and contiguous development. The City's coastal planning area encompasses hurricane vulnerability zones; estuarine and coastal waters, wetlands, water dependent and water related facilities, and lands which may impact water quality.

Because of its proximity to the Charlotte Harbor Estuary, tourism, fishing, and business industries utilize the waterfront as a major component of the city's economic engine. To do this effectively requires the City to coordinate long and short term planning goals which balance the natural attributes of the waterfront with the increasing population. As the city continues to grow, planning efforts must focus on development patterns which incorporate the above components effectively.

General Information

The city of Punta Gorda lies within a low lying elevation subject to numerous flooding and storm related events. Punta Gorda area receives an average annual rainfall of fifty-four (54) inches, with approximately sixty percent (60%) falling during the summer months of June through September in a typical wet season/dry season. Rainfall in the winter months is generally associated with cold fronts moving across the region and is characterized by low intensity, higher duration events. The summer rainfall patterns consist of short duration, intensive convective storms typically occurring in the late afternoon. It is this type of rainfall event that causes the highest volumes of storm water runoff with the potential of spot flooding and damaging effects to Charlotte Harbor.

The City is tasked with providing services to residents and visitors. Limiting public expenditures that subsidize development in coastal management areas is required by the Chapter 163.3177 (g) 6. The City uses the best management practices available when it comes to expenditures within the areas subject to natural occurrences.

Land Uses

The city of Punta Gorda lies adjacent to the second largest estuary in Florida, the Charlotte Harbor Estuary. A variety of land uses surround the dynamic waterfront community. These land uses include a mix of residential, multi family, commercial, medical and preservation providing a complete menu of development opportunities. This section describes the various existing and future land uses within the city of Punta Gorda and the potential development the city expects to see over the next planning decade.

Existing Land Uses

Table 2B.1 identifies those land uses currently existing within the city boundaries. The *Future Land Use Element* provides a detailed description of each use.

Critical Areas within Existing Land Uses

The existing land use is comprised of several critical areas. The districts synergy is dependent on the connectivity each has with the other. All are important components in the city's economic vitality.

Waterfront Overlay

The city has a coastal waterfront with a tradition of a water oriented economy. The City's goal is to address long-term conservation and protection of natural resources, protection of human life from natural disasters, and funding for areas which are subject to destruction by natural disasters. Map #8 - Overlay Areas shows the Waterfront Overlay, a zoning designation which recognizes the major importance of water bodies to the city and its residents and includes a variety of park and commercial properties. It also lies within the - Community Redevelopment Area (CRA) (Map #6 – Community Redevelopment Area). One of the greatest future features of the area will include the completion of the Punta Gorda Pathways, a system of approximately 18 miles of bicycle and pedestrian trails and paths that connect the city's neighborhoods, parks, and commercial areas to each other and to the waterfront. The economy of the city depends in considerable measure upon the water, and it is intended the Marine Park District be used for the purpose of protecting and preserving water areas within the jurisdiction of the City. All designated waters, including but not limited to all boat basins, bayous, canals, lakes, rivers, streams, waterways, and waters of Charlotte Harbor and Peace River, and all public or privately owned submerged lands there under extending from the mean high-water line or bulkhead line are included in this zoning district.

Table 2B.1 – Punta Gorda Generalized Existing Land Uses as of 2020

Land Use	Acres	Square Miles	Percentage of Total Land Use
Residential	2,372.03	3.72	22.35%
Commercial	332.19	0.52	3.13%
Industrial	45.35	0.07	0.43%
Agricultural	0.00	0.00	0.00%
Recreational	569.42	0.89	5.37%
Conservation	4,987.19	7.79	47.00%
Educational	122.66	0.19	1.16%
Public Buildings & Grounds	78.41	0.12	0.74%
Institutional	104.15	0.16	0.98%
Vacant Land	1,041.90	1.63	9.82%
Right of Ways Land	957.54	1.50	9.02%
Right of Ways Water*	10,011.60	15.64	N/A
Historic Resources**	95.76	0.15	0.90%
Total Land Uses	10,610.85	16.58	100.00%

Source: 2016 and 2020 City of Punta Gorda & Charlotte County GIS
*Right of Ways Water includes all navigable waterbodies and are not added into the totals for land area.
**Historic Resources counts the total area of properties containing historic structures. They are individually assigned to other land use categories and are not added into the totals for land area.

City Center (Downtown)

The downtown core lies between the two US 41 bridges and extends from the waterfront south to Retta Esplanade. The north portion immediately abuts the Charlotte Harbor and incorporates the City's Gilchrist Park. The business district consists of small businesses including restaurants, shops and stores which service the locals as well as the tourist community and is included in the City's Community Redevelopment Area.

Historic Overlay

The Historic Overlay (Map #8 – Overlay Areas) exists to protect historic resources within and adjacent to the original Trabue Plat of 1884, where most of the city's historic resources are found. This zoning overlay encompasses a number of local register districts, including a neighborhood conservation district and two historic districts, as well as a large portion of the national register historic district (Map #7 – Historic Districts & Structures within the City of Punta Gorda). A more complete accounting of the city's historic resources is contained in the *Historic Element* of the Comprehensive Plan.

Public Water Facilities and Uses

The location of Punta Gorda and the CRA is immediately connected to the Charlotte Harbor. This location and the location of the City of Punta Gorda's park infrastructure, provides numerous opportunities for water access and related activities including, public marina facilities, public boat ramps, fishing piers, mangrove boardwalks, informal paddle-craft launches, and splash beaches. The city of Punta Gorda contains a large boating community providing many residents and visitors with excellent boating opportunities in and around Charlotte Harbor.

In 2012, Florida Seagrant College Program completed a report for Charlotte County titled, Planning for the Future of Recreational Boating Access to Charlotte County Waterways: 2010 – 2050. The technical publication provided the annual numbers of pleasure boat registrations obtained for 15 years (1996-2010) from the Department of Highway Safety and Motor Vehicles (DHSMV). During this period, Charlotte County, which includes the City of Punta Gorda, ranked 16th among Florida's 67 counties in terms of the total number of boats registered in each county. Table 2B.2 provides a summary of boating registration trends for Charlotte County through the year 2050.

Table 2B.2 Boat Registration for All Size of Pleasure and Commercial Craft for Recreation

Year	2000	2006	2010	2015	2018	2050
# of Boats	18,505	22,680	20,968	21,662	22,947	**28,125**
	Source: Florida Dept. of Highway Safety & Motor Vehicles 2016					

The regional trend in the projected number of pleasure boats registered in Charlotte County differs somewhat from the state-wide trend. The forecast shows a leveling off in the number of

recreational pleasure boats from 2011 through 2020, a modest increase in the number from 2020 to 2035, followed by another leveling off from 2035 to 2050. The growth rate of pleasure boats registered in Charlotte County from 2010 through 2030 was approximately 17.8%, a rate that was significantly less than the expected 22.5% growth of pleasure boats state-wide. The report further notes, however, that the number of pleasure boats per 1,000 of the population in Charlotte County is roughly two and-a-half-to-three times higher than the figure for the state as a whole. The projected number of pleasure boats registered in Charlotte County in the year 2050 is 28,125, representing an expected increase of approximately 38% over the 22,968 pleasure boats observed in 2010.

Public Water Access

The city's waterfront access can be divided into three categories: lateral public access along the waterfront from inland; boating access to the water; and land based fishing access.

Lateral Access

In terms of lateral access along the waterfront, the City's plan is to complete a path along the waterfront area from Cooper Street in the east through Fishermen's Village to the west as part of the Punta Gorda Pathways (Map #43) system of shared use paths. Completed and future sections:

- Harborwalk East: a ten (10) foot wide continuous pedestrian and multi-use path that begins at the intersection of Adrian Street and Marion Ave and travels west along Patty Avenue around the Harbor Walk Condominiums ending in Laishley Park. This path system currently provides the East side Trabue neighborhood access to the waterfront and the open space of Laishley Park.
- Downtown Core Harborwalk: a continuation of the Harborwalk from Laishley Park traveling west under the US 41 bridges, to Gilchrist Park.
- Harborwalk West: improvements and reconstruction plans are underway and scheduled in 2017-2020 for completion. This section consists of at least ten (10) foot wide continuous pedestrian and multi-use path that will connect the Downtown Core section of the Harborwalk west across Gilchrist Park to Fishermen's Village.

Boating Access

With regards to water access to the shoreline, the marina at Fishermen's Village is owned and operated by a private corporation, and facilitates the west water-to-shore access. It contains one hundred and eleven (111) slips but does not have a boat ramp. Additionally, Ponce de Leon Park provides another west water-to-shore access point with one boat ramp and twenty (20) boat trailer parking spaces. The second water-to-shore access occurs at the Laishley Park Marina. Completed in 2007, the facility contains a two (2) lane boat ramp, eighty-six (86) boat trailer parking spaces, and eighty-five (85) boat slips. The City expects two mooring field sites identified as a result of the FSG study on either side of highway U.S. 41 westward of existing marina facilities and City park land, to provide additional boating access and help meet future demand. The recently constructed Eastern Mooring Field added 42-ball mooring field expanding the Laishley Park Municipal Marina facility. The western mooring field recommended by the Boaters Alliance Harbor Master Plan (2018) and the Citywide Master Plan corresponds with site B in the FSG study and could further expand access to accommodate future demand for boats, especially those of a larger size. However, a feasibility and environmental impact analysis should be conducted in order to determine the suitability of further expansion.

Fishing Access

Fishing continues to be a popular pastime and sport in the city. Fishing piers have expanded and been reconstructed to continue to accommodate the current needs of the residents. Events center around fishing tournaments, which bring in additional revenues to downtown businesses. Existing water

access areas and facilities are illustrated on Map #33 – Water Access Areas and Facilities and listed in Table 2B.3.

Table 2B.3 - Water Access Areas and Facilities

Marinas/ Private Facilities	Fisherman's Village	111 slips, no boat ramp
	Laishley Marina	127 slips
	Sheraton Four Points	82 slips (planned)
	Isles Yacht Club	36 slips
	Punta Gorda Waterfront Hotel Marina*	*Potential future marina*
	Gilchrist Park Dinghy Docks	2 small fingers
	Charlotte Harbor Event Center Dinghy Docks*	*Potential future docks*
Public Boat Ramps/Kayak Launches	Ponce De Leon Boat Ramp	2 lane, 20 parking spaces
	Laishley Marina Boat Ramp	2 lane, 86 parking spaces
	Gilchrist Park Ramp	Hand launch only
	Trabue Park Kayak Launch*	*Potential future kayak launch*
	Colony Point Drive Kayak Launch*	*Potential future kayak launch*
Fishing Piers	Peace River (Laishley Park) Fishing Pier	420' long, served by parking in Laishley Park
	Gilchrist Pier	Served by parking at Gilchrist Park
	Ponce De Leon Pier	Served by parking in Ponce De Leon Park
Artificial Fishing Reefs	Charlotte Harbor Reef	Materials are concrete culverts at a depth of 12'
Traditional Fishing Areas	Ponce De Leon Park	Shoreline
	Shell Creek at the Hendrickson Dam	Shoreline
Mooring Ball Fields	Laishley Eastern Mooring Ball Field	32 mooring balls
	Western Mooring Ball Field*	*Potential future mooring ball field*
Access Channel	Buckley's Pass "Bird Cut"	60' wide channel connection
**These potential future waterfront facilities were recommended in the 2019 Citywide Master Plan*		

Future Need for Public Access Facilities

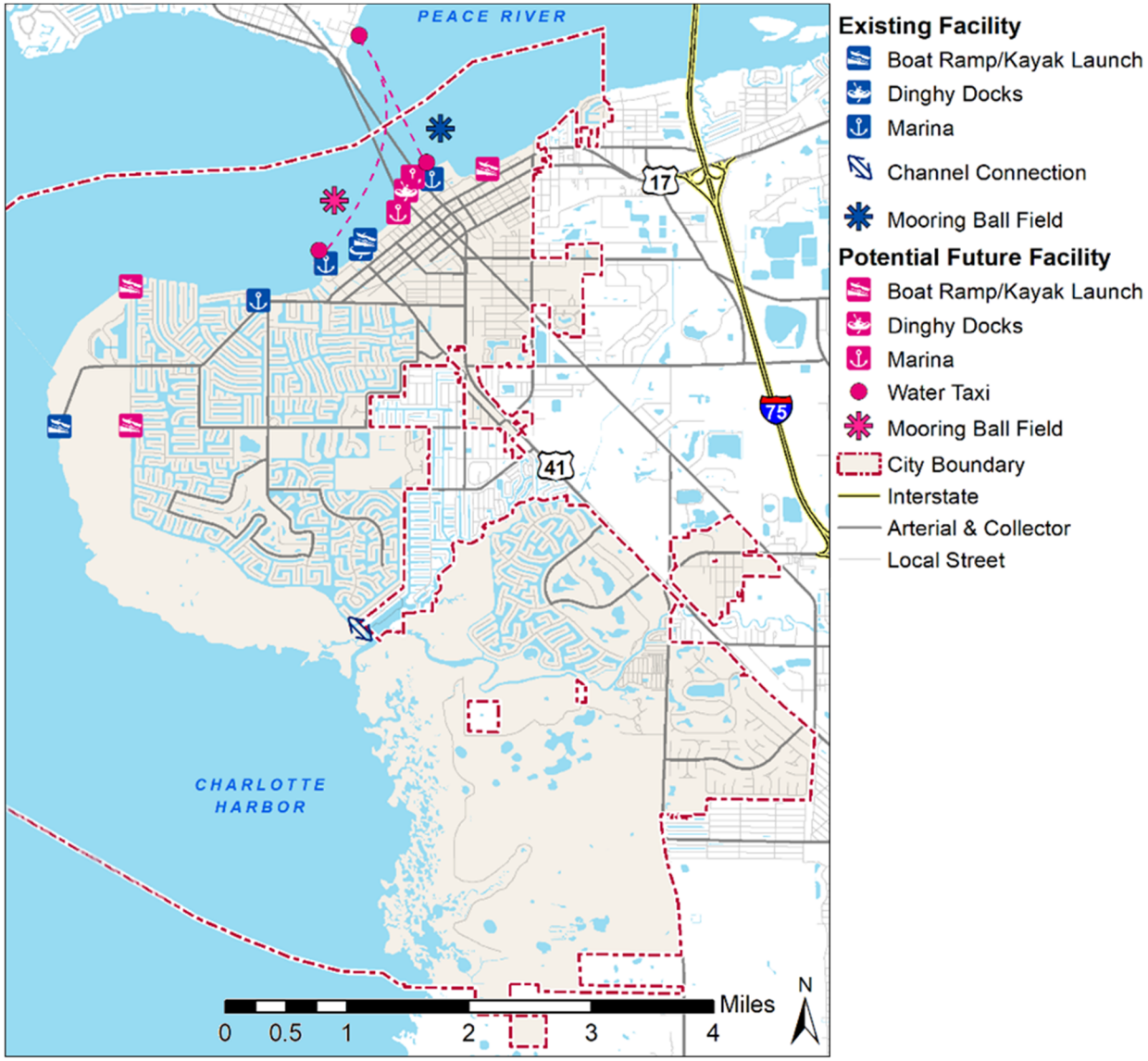
The waterfront will continue to play a key role as a resource for future development in Punta Gorda. Acknowledging the economic vitality of Punta Gorda's waterfront, the Punta Gorda Boaters Alliance initiated an update to the Waterfront Harbor Master Plan in 2018. The plan's objective sought to establish Punta Gorda as a preferred destination for visiting boaters and support recreational boating within the community and identified recommendations to the City to take action through key partnerships and investments.

Recommendations from the Boaters Alliance Harbor Master Plan

- Establish a western mooring ball field to promote boating tourism and provide a mechanism to manage and control anchorage off Gilchrist Park
- Adopt and enforce regulations for boats using mooring ball fields or anchoring in the harbor
- Work with Fishermen's Village to expand their existing marina and provide upland facilities for visiting boaters including showers, bathrooms, and laundry
- Work with the Punta Gorda Waterfront Hotel (PGWH) to re-establish its marina and provide upland facilities for the west mooring field
- Work with the Sheraton Four Points to establish a marina and boating friendly environment
- Add additional dinghy and day docks behind the Charlotte Harbor Event Center, and at Fishermen's Village, PGWH, and the Four Points
- Establish kayak launches at Ponce de Leon Park, East of US 41, and at the ends of Colony Point Drive in PGI
- Provide improved boat access to PGI boat owners by completing Buckley's Pass "Bird Cut"
- Apply for permits to dredge deeper at Ponce Inlet for a depth of 6.5' to 7' and also work with the county to deepen Alligator Creek
- Partner with Sunseeker and Fishermen's Village to study the feasibility of a future water taxi
- Work with Chamber of Commerce, Yacht Clubs, and Boating Organizations to expand existing water-related events and develop large boating events like Sail-In's and Trawler Fest
- Work with the County Chamber and Tourism Bureau to establish an enhanced and ongoing city marketing campaign targeting boating and fishing tourists, as well as sailing, kayaking, and paddle boarding enthusiasts.

The above recommendations were evaluated in further detail as part of the Citywide Master Plan 2019 update and subsequent community engagement. The Downtown Historic District residents, particularly those adjacent to Gilchrist Park, have expressed deep frustrations regarding activities in the park, particularly the derelict boats that sit across from their homes. As a result, the proposal to add a western mooring ball field and maintain boater amenities in Gilchrist Park, making the park a point of entry into and out of the city for moored boaters, have been strongly opposed by the neighborhood. In response to this opposition, the 2019 Citywide Master Plan recommended a compromise regarding boating activity at Gilchrist Park. While the Boaters Alliance Harbor Master Plan recommended maintaining dinghy docks at Gilchrist Park and constructing a breakwater there, the Citywide Master Plan recommended relocating the existing docks at Gilchrist as part of a future agreement to construct a western mooring field. The new mooring ball field would be operated in partnership with Fishermen's Village, the Punta Gorda Waterfront Hotel (PGWH), or The Sheraton Four Points, where the necessary upland facilities to support visiting boaters would also have to be built and managed. In conjunction with this exchange, an oversight committee could be established among the city, boaters, and the Historic District HOA to ensure proper compliance with boating ordinances and to review and update those ordinances on an ongoing basis, as necessary.

Map #33 - Water Access Areas and Facilities



The current lack of upland facilities, boat slips, and day docks present an added challenge to meeting future demand. The majority of boats operating within the city limits are stored behind individual residences located on the extensive canal systems that have navigable access to Charlotte Harbor. Most of the remaining boats are either kept at marinas or are transported by trailer to public or private boat ramps. As the demand for boating access increases and the cost of water-front property continues to rise, the City of Punta Gorda expects greater public interest in the provision of public marinas, mooring fields, boat ramps, and dry storage facilities over the course of the planning horizon.

Having established the need to expand boating facilities, assessments have been made to determine potential sites for new access points. In 2012, the Florida Sea Grant (FSG) study conducted an in depth assessment of potential sites for new saltwater access points (marinas and boat ramps) as well as new mooring field sites. Based on development criteria, the study found 33 potential parcels to accommodate new saltwater access points outside of Punta Gorda in Port Charlotte and Gulf Cove. A similar assessment was conducted to determine potential sites for new mooring fields in the County. The authors assessed regulatory and legal criteria and found 10 possible locations for new or expanded mooring fields, 6 of which are located within the Lower Peace River region and 4 within Punta Gorda. The western mooring field recommended by the Boaters Alliance Harbor Master Plan (2018) aligns with site B in the FSG study and should be of interest for the City of Punta Gorda's expansion efforts. The 2012 FSG study provides valuable information for Punta Gorda to adequately plan for investments and partnerships that will help the City meet future boating demand.

Historic Structures

As part of resiliency planning efforts, in 2018, the City conducted a vulnerability analysis for city-owned critical infrastructure and historic buildings as part of the update to the 2019 Climate Adaptation Plan. The purpose of a vulnerability assessment is to help a municipality or community identify and prioritize structural and social assets that are likely to be impacted by future coastal flooding and sea level rise. A vulnerability assessment was conducted to address public infrastructure within city limits, with an emphasis on coastal flooding impacts to critical facilities and historic properties. The study highlights the risk that sea level rise imposes on existing historic properties and identifies recommendations and adaptation strategies to address and mitigate those impacts.

Many of Punta Gorda's historic structures listed on the Florida Master Site File are located near or within the waterfront area. Serious efforts to protect these structures, and the overall historic character of the City began in the mid 1980's, around the time of the City's Centennial in 1987. In 1988 the Punta Gorda Residential National Register Historic District along with several structures outside the district were listed on the National Register of Historic Places. Subsequently the City has designated two additional local historic districts the Downtown Commercial District and the Trabue Woods District. (Map #7 – Historic Area & National Register Structures in the City of Punta Gorda). In an effort to expand existing survey information and include all parcels within the city limits, the City completed a Historic Resources Survey in 2015 to include structures constructed between 1946 and 1965. These historic resources are a vital part of the social fabric of the community. The continued preservation, rehabilitation, and adaptive reuse of these structures are in line with heritage tourism, a critical piece of the long term economic viability of the community.

Community Redevelopment Agency (CRA)

In the aftermath of the storm related events of August 2004, the CRA focused its redevelopment efforts on projects which assist in rebuilding public space and infrastructure in order to provide the foundation for infill and redevelopment. These efforts concentrated on several expansive projects which stressed the importance of maintaining our public waterfront and help to re-establish the critical mass of structures and

economic activity within the downtown area and adjacent neighborhoods.

Currently, the CRA exists primarily to extinguish the bonded debt for the construction of the two major capital improvements: Laishley Park and the Herald Court Centre (parking garage). Once these bonds obligations are satisfied, the CRA will be sunset in accordance with the City's 2012 interlocal agreement with Charlotte County. As of 2020, CRA debt has been refinanced with a retirement date of January 1, 2028, which is earlier than the latest possible CRA termination date in the interlocal agreement (December 31, 2030).

V. COASTAL RISK

The city of Punta Gorda is located within a low lying area and subject to a variety of tidal and tropical storm caused flood events. Coastal planning strategies are implemented to minimize risk of these events to existing and future development. Coastal planning areas 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. Land development activities within the basins drain into the Charlotte Harbor Estuary 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 land within the city Limits.

Map #14 – The Coastal High Hazard Area (CHHA), occurs within the Coastal Planning Area and encompasses those areas which would require evacuation in the event of a Category 1 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). This definition was changed during the 2006 Legislative Session and covers a larger area than the previous definition which centered on storm surge, waves, erosion, and velocity zones designated by FEMA's Flood Insurance Rate Maps (FIRM). These areas have high vulnerability to hurricane and storm damage.

The Florida Division of Emergency Management, Department of Community Affairs Division of Community Planning, now known as the Department of Economic Opportunity, and the Department of Transportation in coordination with the Southwest Florida Regional Planning Council developed the *Statewide Regional Evacuation Study (SRES)* for the Southwest Florida Region. This report updates the region's evacuation population estimates, evacuation clearance times and public shelter demand. The study covers Charlotte, Collier, Glades, Hendry Lee, and Sarasota Counties.

The principal tool utilized in this study for analyzing the expected hazards from potential hurricanes affecting the study area is the Sea, Lake and Overland Surges from Hurricane (SLOSH) numerical storm surge prediction model. The SLOSH computerized model predicts the storm tide heights that result from hypothetical hurricanes with selected various combinations of pressure, size, forward speed, track, and winds. Originally developed for use by the National Hurricane Center (NHC) as a tool to give geographically specific warnings of expected surge heights during the approach of hurricanes, the SLOSH model is utilized in regional studies for several key hazard and vulnerability analyses.

The newest generation of the SLOSH model basin incorporated in the 2010 Statewide Regional Evacuation Study reflects major improvements, including higher resolution basin data and grid configurations. Faster computer speeds allowed additional hypothetical storms to be run for creation of the MOMs1 or the maximum potential storm tide values for each category of storm.

The Storm Tide Atlas, published in 2010, is the foundation of the hazards analysis for storm tide and a key component of the Statewide Regional Evacuation Study. The Study, which provides vital information to state and local emergency management,

forms the basis for county evacuation plans. The purpose of the maps contained in the Storm Tide Atlas is to identify those areas subject to potential storm tide flooding from the five categories of hurricane on the Saffir Simpson Hurricane Wind Scale as determined by NOAA's numerical storm surge model, SLOSH (updated 2009). It is incumbent upon local emergency management officials and planners to estimate the degree and extent of freshwater flooding as well as to determine the magnitude of the waves that will accompany the surge.

Storm Tide Atlas

As a member of the Southwest Florida Regional Resiliency Coalition, Punta Gorda collaborates with other county and municipal governments within the counties of Charlotte, Lee, and Collier to identify, prepare for, adapt to, and mitigate climate change impacts. The goals of the Coalition include facilitating regional cooperation, sharing sound science and technical data, and developing a regional resiliency action plan that will identify and assess regional threats and vulnerabilities and propose actions to address them.

Within the city's coastal planning area there are two major types of flood risks, those associated with hurricanes and those associated with rainstorms and other non-storm tidal events. Of concern in the city's coastal planning area are those areas which are identified as Hurricane Evacuation Zone A on Map #16 in the *Future Land Use Element*.

Storm Surge

The National Oceanic and Atmosphere Administration (NOAA) defines storm surge as an abnormal rise of water generated by a storm, over and above the predicted astronomical tide. This rise in water level can cause extreme flooding in coastal areas particularly when storm surge coincides with normal high tide, resulting in extreme storm tides.

As described previously the City utilized the Southwest Florida Regional Planning Council's Statewide Regional Evacuation Study Program for Charlotte, Collier, Glades, Hendry, Lee and Sarasota counties to assist in the hurricane and evacuation planning. The 2010 Study incorporated the newest generation of the SLOSH model basin. Map #16 in the *Future Land Use Element* illustrates that nearly the entire extent of the city falls within Hurricane Evacuation Zone A. Maps #33 - Utility Infrastructure in the Hurricane Vulnerability Zone and Maps #34 Transportation Infrastructure in the Hurricane Vulnerability Zone illustrate the extent of City infrastructure which is vulnerable to coastal flooding.

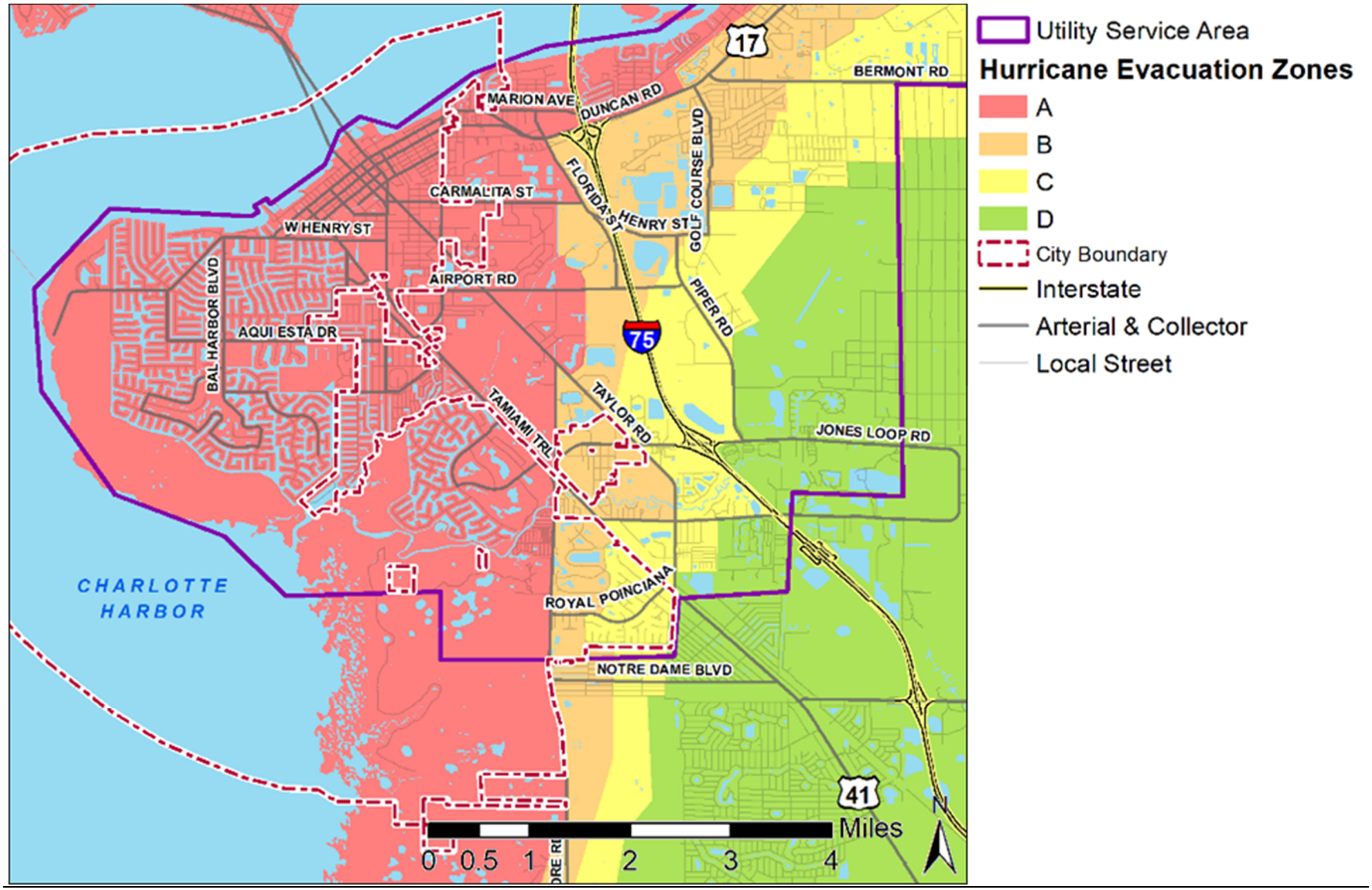
Map # 35 – Punta Gorda Hurricane Evacuation Routes displays the critical transportation corridors that facilitate local and regional evacuation in the event of a major hurricane. It is importation to note that the evacuations zones are conservative estimates that are based on what would be necessary in a maximum of maximums case of hurricane storm surge inundation, regardless of the point of where the center of the hurricane (or tropical storm) makes landfall. No single hurricane will necessarily cause all of the flooding represented on the maps.

These maps reflect areas potentially subject to still-water saltwater flooding and do not necessarily take into account the effects of pounding waves that ride on top of the storm surge in locations exposed to wave action. The City of Punta Gorda coordinates with the emergency management officials who use evacuation zone information to determine who needs to evacuate before a hurricane makes landfall.

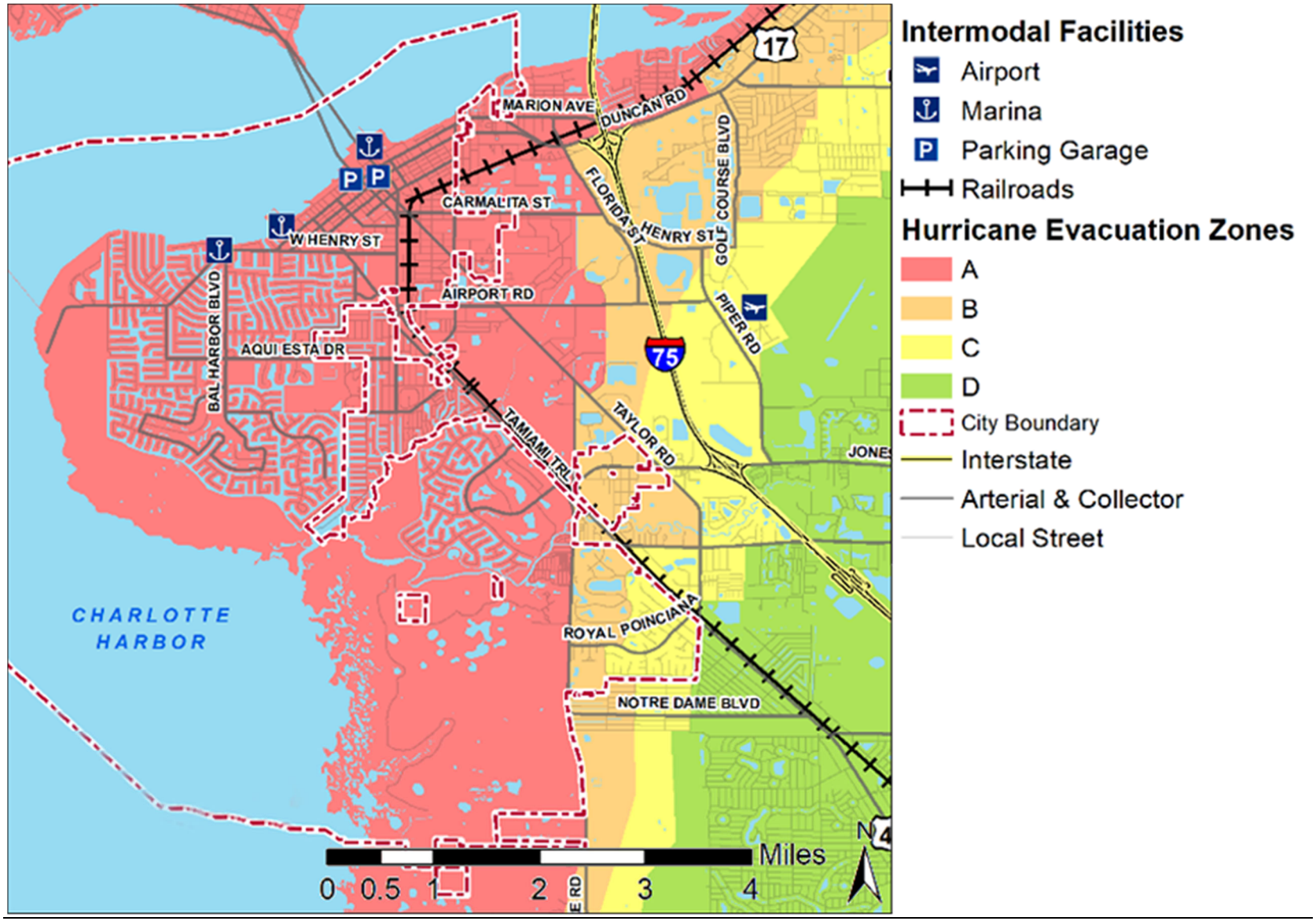
The Department of Economic Opportunity's (DEO) Coastal High Hazard Study Committee recognizes the need for development to occur within urban areas which lie within the coastal planning area. The city of Punta Gorda experienced this firsthand in 2004 when Hurricane Charley devastated the area, in 2017 when hurricane Irma caused significant flooding in the area, and in 2022 when hurricane Ian caused damage to nearly 600 properties along the Punta Gorda canal system, and severe damage to the historic Fishermen's Village. The city's recovery and post

disaster redevelopment from the 2004 even has been held up as a model of community resiliency. The City continues to work with regional, national, and even international groups to highlight what the City did right as well as lessons learned in order to assist other communities in recognizing their risks and planning for the present and future. The City also takes great pride in its close working relationship with the Florida (DEO) in moving forward in development and redevelopment efforts within the coastal planning area to make our city even more resilient to future natural disasters.

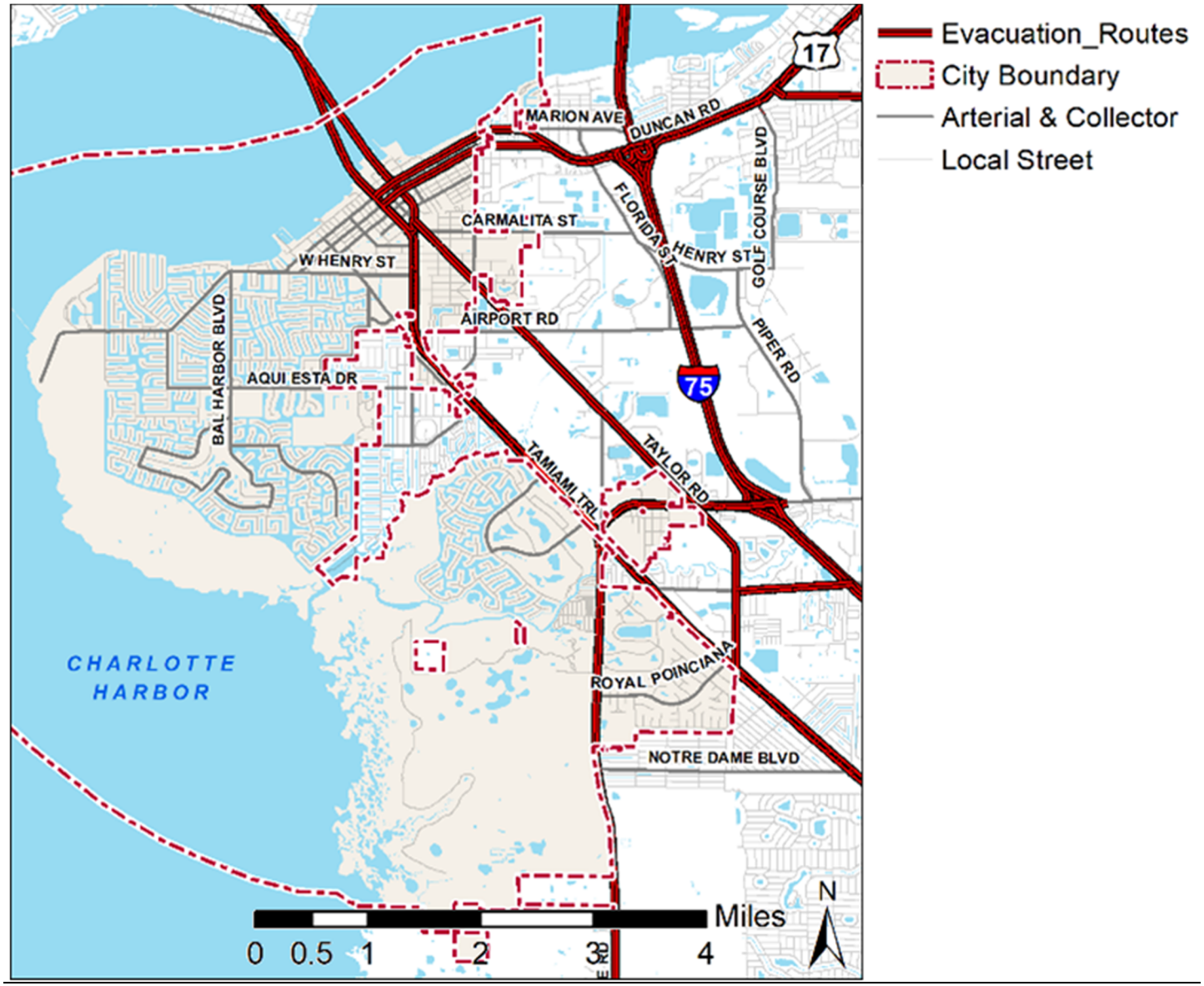
Map #34 - Utility Infrastructure in the Hurricane Vulnerability Zone



Map #35 – Transportation Infrastructure in the Hurricane Vulnerability Zone



Map #36 – Punta Gorda Hurricane Evacuation Routes



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 #13 – Special Flood Hazard Area (SFHA) (*Future Land Use Element*).

The City takes the flood risks it faces seriously. The City of Punta Gorda has participated in the NFIP since the first Flood Insurance Risk Maps were published for this area. Additionally, the City participates in the Community Rating System (CRS) program which is designed to mitigate flood risks to development on a community wide basis. The City, in 2015, earned a CRS rating of Class 5 which provides property owners with the opportunity to receive a twenty-five percent (25%) discount on their flood insurance premiums.

Infrastructure Vulnerability

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 coastal vulnerable areas. 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 common practice dating back to the earliest known inhabitants of the region. 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. MAP #34 - Utility Infrastructure in the Hurricane Vulnerability Zone and Map #35 - Transportation Infrastructure in the Hurricane Vulnerability Zone both illustrate the locations of such infrastructure relative to the hurricane evacuation 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 Spaces 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 area is vulnerable to flooding. Much of the City's infrastructure is in place and serving the existing 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.

The City's Water System Master Plan and hydraulic water system model provided hydraulic modeling analyses to determine pipeline infrastructure requirements for existing areas without water service and to serve new development. The Water System Master Plan also documented existing conditions in the distribution system and provided recommendations to improve system efficiency and to eliminate hydraulic bottlenecks.

Studies, programs, and efforts for additional conservation of water are on-going, as discussed in the conservation practices and regulation section of the *Infrastructure Element*. In addition to the conservation programs listed in that section, the City is

completing a Reuse Feasibility Study to investigate the feasibility of implementing a reuse system to treat and deliver reuse water for beneficial use as landscape irrigation water. A reuse water system could help to optimize the management of water resources by offsetting a portion of potable water use, which could reduce demand on the region's potable water supply.

The City's master planning efforts for both water supply and water distribution system infrastructure continues to allow the City to coordinate, plan, and meet the needs of new development in an effective manner.

To mitigate the flood prone areas, the City continues to pursue two strategies. First pursuant to a FEMA hazard mitigation grant, the City conducted a drainage study, which resulted in a comprehensive program for stormwater management in the drainage sub-basins north of the railroad tracks to the Peace River. Second, the City continues to purchase lands in the highest risk velocity areas to preserve those lands from development.

Challenges for the City are associated with the impact of development on the stormwater management system and the future annexation of vacant lands. The development review process, permit issuance, and level of service standards assist the City in offsetting the impact of development on the stormwater management system.

The development of stormwater management facilities in the city is relatively difficult and expensive due to the city's low elevation, engineering, and real estate constraints. The primary concerns relating to stormwater management facilities mainly relate to capacity and design life.

The quality of discharge needs to be consistent with the recommendations being developed by the Charlotte Harbor National Estuary Program (CHNEP) and the requirements of State Water Policy. Establishment of level of service standards for the quality and quantity of discharge must account for various storm events and acceptable levels of flooding. Level of service criteria for storm water quality should at a minimum maintain water quality consistent with the final pollutant load reduction goals established by the local State, and Federal water quality programs. Pollutant load reduction goals will be implemented according to a schedule provided in the Southwest Florida Water Management District's Water Management Plan. These levels of service standards were based on providing varying degrees of flood protection based on the nature of the facility and the acceptability for potential flooding.

VI. ANALYSIS

Hurricane Evacuation

The Southwest Florida Regional Planning Council (SWFRPC-) provides technical assistance to member governments on several key issues including hurricane evacuation. Current study published by the RPC is the 2017 Evacuation Study. This document analyzes demographic and land use patterns, various hazards, behavioral trends, vulnerability, shelter, and transportation resources. This analysis provides a foundation for calculating the clearance times based upon:

- Regional evacuation transportation network
- Storm intensity
- Evacuation population
- Behavioral response

This evacuation study dives deeply into the actual behavior observed from previous evacuation events to project realistic evacuation assumptions for evacuation rates, out of county trips, type of refuge and evacuation timing. This more realistic analysis provides a firmer foundation for determining actual transportation system demands in the event of an evacuation order. The critical planning figure in determining the effectiveness of the transportation network in accommodating an evacuation is called the 'clearance time' which is broken into four categories:

1. Clearance time to shelter
2. In-county clearance time
3. Out of county clearance time
4. Regional clearance time

Evacuation clearance times are calculated for each of the five evacuation zones A thru E and for the 2017 base year and a 2020 projection year as illustrated in Table 2B.4.

Table 2B.4 – Clearance Times for Operational Scenarios for Charlotte County

Evacuation Level					
	A	B	C	D	E
Clearance Time to Shelter					
2017	N/A	13.0	15.0	19.0	41.5
2020	12.5	13.5	18.5	26.0	19.0
In-County Clearance Time					
2017	N/A	18.5	32.5	45.0	59.5
2020	17.5	26.5	36.0	51.0	46.0
Out of County Clearance Time					
2017	N/A	19.0	32.5	45.0	59.5
2020	17.5	26.5	36.0	51.0	46.0
Regional Clearance Time					
2017	19.0	23.5	33.5	45.0	61.0
2020	23.5	30.5	36.0	51.0	46.5
Source: Southwest Florida Regional Planning Council 2017 Evacuation Study Time listed in hours					

As demonstrated by the regional clearance times in Table 2B.4, inter-county, loading is a significant factor in experienced evacuation clearance times. Due to the regional nature of hurricane impacts it is likely that any evacuation will include more than one county. The need to evacuate larger regions proportional to the category storm approaching indicates that there should be as few artificial restrictions on roadways as possible.

While the transportation network plays a major role in effective evacuation, as illustrated on Map # 35 – Punta Gorda Hurricane Evacuation Routes. While recognizing evacuation needs, funding for major transportation improvements based on infrequent hurricane events is not a fiscally sustainable approach. It is therefore determined by the study that improvements in hurricane evacuation planning including increased public shelter capacity, assistance to transit dependent persons, alternatives for evacuees with pets, special needs shelters, and other strategies are needed.

Climate Resiliency

The natural setting of the city coupled with extensive infrastructure investment in the areas closest to the coast have placed the city at the forefront of geographic areas that will be among the first to suffer the negative effects of a changing climate. The city's vulnerabilities to climate change and sea level rise were discussed in the Comprehensive Southwest Florida/Charlotte Harbor Climate Change Vulnerability Assessment (Southwest Florida Regional Planning Council

Charlotte Harbor National Estuary Program Technical Report 09-3 September 15, 2009). This report identifies the effects of a changing climate on Southwest Florida by examining the current climate and ongoing climate change in southwest Florida along with five future scenarios of climate change into the year 2200. The updated Charlotte Harbor National Estuary Program Technical Report 16-3 March 9, 2017 identifies and diagnoses Locations of Ongoing and Future Saltwater Wetland Loss, causing mangrove heart attacks.

There are crucial areas where adaptation planning and implementation will be needed in order to avoid, minimize, and mitigate the anticipated effects to the natural and man-altered areas of southwest Florida. Some effects, such as air temperature and water temperature increases, will be experienced throughout the region. Others, such as sea level rise and habitat shifts, will occur in specific geographic and climate locations. In the course of the project 246 climate change management adaptations were identified (Beever et al. 2009) that could be utilized to address the various vulnerabilities identified for the region. Future adaptation plans will identify the management measures best suited for each geographic location. The updated report identified a total of 61,601 mangroves acres and compared the mangroves condition in 1985 to their condition in 2015. Some of the basins where mangroves have declined include Malacha Pass and Pine Island Sound. Improvements were however shown for the Tidal Peace River and the Tidal Myakka River.

As future studies and more detailed information of climate change become available, the City plans to monitor the effects and assess when and where adaptive management needs to be and should be applied. A critical goal of this monitoring is to establish and follow indicators that signal approach toward an ecosystem threshold that, once passed, puts the system into an alternative state from which conversion back is difficult to impossible to achieve.

The City of Punta Gorda's Climate Adaptation Plan states that the city of Punta Gorda is currently experiencing climate change. Severe tropical storms and hurricanes with increased wind speeds and storm surges have already severely damaged the community. Charlotte Harbor is experiencing mangrove forest losses, water quality degradation, and barrier island geomorphic changes. The plan further states that longer, more severe dry season droughts coupled with shorter duration wet seasons consisting of higher volume precipitation will generate a pattern of drought and flood impacting both natural and man-made ecosystems.

Currently, the City of Punta Gorda is taking a progressive approach to planning for climate change. The 2025 Comprehensive Plan already included comprehensive plan language to address the impacts of sea level rise, and seek strategies to combat its effects on the shoreline of the city.

Climate resiliency planning provides a planning framework for addressing the physical, economic, environmental, and social impacts that changes in climate are expected to have on the city of Punta Gorda. The City recognizes the general consensus that climate change is occurring and understands that it is vulnerable to sea level rise, and other climate change impacts. The City is also aware that these impacts will be greater when coupled with significant storm events that may include flooding, hurricanes, and storm surge. As a result of the changes in global and local conditions that are occurring, the City has made it a priority to develop additional strategies to address impacts associated with coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion, groundwater contamination and other impacts related to global climate change and sea level rise. This comprehensive plan update recognizes the need to continue planning for climate change will continue these efforts by:

- Updating the City's Adaptation Plan,
- Developing and working with partners to promote protection of our built environment

- Reviewing alternative adaptations that could be undertaken to address the identified climate change vulnerabilities for the city of Punta Gorda
- Utilizing land use strategies in reviewing future developments promote conservation and water dependent recreation.

In December 2008, the Punta Gorda City Council voted unanimously to participate in the EPA Climate Ready Estuary pilot program. This EPA program works with communities to assess climate change vulnerabilities, develop, and implement adaptation strategies, and engage stakeholders. In 2009, the City, through partnerships with the SWFRPC, EPA, and the CHNEP, developed a climate adaptation plan.

In 2018, the City applied for NOAA's 2018-2019 Florida Resilient Coastlines: Resiliency Planning grant, administered by FDEP to conduct a vulnerability analysis for city-owned critical infrastructure and prepare an addendum to the City's existing 2009 climate adaptation plan. A vulnerability assessment was conducted to address public infrastructure within city limits, with an emphasis on coastal flooding impacts to critical facilities and historic properties. The purpose of a vulnerability assessment is to help a municipality or community identify and prioritize structural and social assets that are likely to be impacted by future coastal flooding and sea level rise. Over the past decade since the initial adoption of the climate adaptation plan, the City has undertaken actions outlined in the report to increase resilience for the city and its infrastructure. These actions include participating in collaborative public private partnerships, policy changes, and maintenance and acquisition of greenspace.

The 2019 addendum to the City Adaptation Plan developed a number of vulnerability criteria including: parcel inundation at 3 ft. of sea level rise, ratio of flooded acreage to non-flooded acreage at 3 ft. of sea level rise, number of publicly owned parcels inundated, number of critical facilities inundated, and number of historic properties inundated. These criteria yielded three distinct Adaptation Focus Areas for further investigation and narrowing of adaptation strategies, which are the Downtown Focus Area, the Fire Station Focus Area, and the US 41 Commercial Focus Area. For each Adaptation Focus Area, a variety of strategies for helping the City become more resilient are recommended and incorporated as part of this comprehensive plan.

Figure 2B.1 – Overview of Adaptation Focus Areas



Land Use Challenges

The land uses adjacent to the harbor are a mixture of single and multi-family developments, commercial developments, hotels, marinas, public land, preservation, and recreation and all are vulnerable to coastal flooding. While Legislation encourages mixed use, high density development in urban infill and redevelopment areas, this type of growth is criticized for density issues within vulnerable coastal areas. However, it makes sense regarding delivery of services to the urban core to encourage this type of development within the city. These mixed use developments accommodate a variety of uses with higher densities, and promote pedestrian and bicycle friendly sustainable communities. In a perfect world, 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 there are no adequate funding mechanisms to acquire those areas most vulnerable to a disaster City works with the residents, businesses and developers to promote mixed use, high density urban infill and redevelopment projects in the most resilient way possible.

The City will utilize land uses 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:

Future Land Uses

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. The City's Land Development Regulations (LDR's) rewritten in 2005, and as amended over the years, support growth management and climate adaptation 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. However sound these growth management principles may be, careful consideration must be employed as the City moves into the next planning decade.

The City's adopted future land use designations are identified on Map #5 - Future Land Use Map (*Future Land Use Element*) and in Table 2B.6 - The City of Punta Gorda's Future Land Uses, which provide a brief description of the future land use and the associated densities permitted under each designation. Future land uses within the city need to be reviewed. This comprehensive plan update identifies the need to review these uses and associated densities in light of present day conditions. A detailed discussion of the land uses and proposed changes for the land uses is provided in the *Future Land Use Element.*

Table 2B-6 - The City of Punta Gorda's Future Land Uses

Future Land Use Category	Description		Units/Acre & Floor Area Ratio	Acreage	% of Total Acreage
Residential Category	High Density Residential	Permits residential structures other than mobile homes.	10.0 – 15.0 units/acre	845.86	7.14%
	Low Density Residential	Permits residential structures other than mobile homes.	1.0 to 5.0 units/acre	3,349.54	28.28%
	Mobile Home	Permits residential structures & mobile homes. Recreational vehicles permitted.	MH 12.0 units/acre; densities of R.V.'s 8.0 units/acre	179.66	1.52%
Commercial/ Mixed Use Category	Downtown	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.	25 – 40 units/acre	176.61	1.49%
	Village Center	Intended for smaller mixed-use commercial centers outside of the downtown core. Development should be pedestrian oriented.	25 – 35 units/acre	104.67	0.88%
	Traditional Neighborhood	Defined by a unique mix of single-family and multifamily housing types such as duplexes, triplexes, cottage courts, small apartments, and townhouses.	25.0 units/ acre (et)	437.61	3.69%
	Flex Commercial Corridor	Intended to accommodate a wide array of commercial,	25 – 35 units/acre	195.55	1.65%

		office, light industrial, PDR (production, distribution, and repair), and mixed-use developments.			
	Highway Commercial Corridor	Intended to accommodate commercial, retail and office uses that are more auto oriented due to scale and typology while respecting pedestrian and alternative transportation modes through development design standards.	3.5 units/acre	290.73	2.45%
	Professional Office	Office lands are lands primarily intended for office, professional, medical, and institutional uses.	15.0 units/acre	35.43	0.30%
	Light Industrial	Intended for activities predominantly connected with manufacturing, assembly, processing, distribution, or storage of material goods.	3.5 units/acre	9.39	0.08%
	Loop Annexation Area	Intended to accommodate a wide variety of future growth and development.	450 total entitled units	224.85	1.90%
General Category	Conservation	Privately owned lands, like "Preservation" lands, which are held in private ownership. These lands are generally undeveloped, have considerable environmental significance.	1 unit/10 acre or 1 unit/lot of < 10 acre	273.63	2.31%
	Preservation	Publicly owned lands, generally held as open space for environmental, flood hazard mitigation,	0 units/acre	3,296.06	27.83%

		educational, recreational, cultural, or archaeological purposes with minimal development promoting these purposes.			
	Public/Semi-Public	Lands owned by the public and used for public purposes such as governmental offices and operational facilities.	0 units/acre	184.58	1.56%
	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	406.32	3.43%
	Recreation – Public*	Intended to serve active and passive recreational needs of the public.	0 units/acre	1,834.23	15.49%

Source: Urban Design Department 2020

*A significant portion of the Recreation-Public lands in the City are owned by the State of Florida as part of the Charlotte Harbor Buffer Preserve. These lands are held for and operate as Preservation lands but are categorized on the Future Land Use Map as Recreation-Public at the request of the State agency responsible for the management of the land.

Compatible Zoning

Zoning compatibility is generally about separating residential uses from commercial, industrial, institutional, and other uses. However, the City of Punta Gorda with its mixed-use land use categories seeks to blend these non-residential uses with residential uses to produce neighborhoods that host a more complete array of daily goods and services to meet the needs of residents and visitors alike. Balancing proximity of non-residential uses to residential uses while preserving neighborhood tranquility will be the constant challenge with this approach to creating more complete neighborhoods.

Conservation Lands

In reviewing the land uses within the city, it is important to remember that the city has approximately 5,386 acres of land within Conservation, Preservation, and Public-Recreation future land use designation of Conservation, areas having considerable environmental of 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. This area will remain in conservation to assist in the protection of the adjacent development.

Economic Viability

Punta Gorda's traditional economy was primarily comprised of fishing, tourism, and rail-to-water transportation. In its redevelopment, Punta Gorda seeks to partner with waterfront property owners, yacht clubs, and local boating advocates to increase amenities for visiting and local boaters, protect the unique marine habitat of Charlotte Harbor, and uphold Punta Gorda's reputation as a world class sailing, boating, and fishing destination. The City of Punta Gorda is situated on the Peace River which is included in the National Estuary Program by the Environmental Protection Agency, and approximately half of the proposed waterfront area lies within an aquatic preserve.

While taking steps to increase access to the water by commercial fishermen, the City has expanded its fishing industry to include sport fishing. The construction of the open air market at Laishley Park benefits commercial fishermen as well as the tourist industry.

The City would greatly benefit from and is beginning to explore collaborative marketing strategies that join different industries together. In this way, Punta Gorda would better be able to market itself and enhance its viable economies, such as traditional fishing, tourism, and sport fishing. At the same time, a successful marketing strategy would enable Punta Gorda to enhance its visibility as a boaters' destination, and attract cruising boaters on the intra-coastal waterway. One such investment is partnering with Fishermen's Village, the Punta Gorda Waterfront Hotel, and the Sheraton Four Points to expand their marinas and provide upland facilities and additional day docks for visiting boaters. The City continues to seek opportunities in an effort to facilitate the redevelopment of the city's waterfront area and advance the economic engine opportunities of the downtown area.

Of great importance to the economic viability of the city was the formation of a Community Redevelopment Agency (CRA). 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 primary purpose of the plan was 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 was divided into four areas:

- Urban design framework;
- Traffic circulation and parking proposals;
- Capital projects; and
- Redevelopment programs.

Currently, the CRA exists primarily to extinguish the bonded debt for the construction of the two major capital improvements: Laishley Park and the Herald Court Centre (parking garage). Once these bonds obligations are satisfied, the CRA will be sunset in accordance with the City's 2012 interlocal agreement with Charlotte County. As of 2020, CRA debt has been refinanced with a retirement date of January 1, 2028, which is earlier than the latest possible CRA termination date in the interlocal agreement (December 31, 2030).

VII. DEVELOPMENT & REDEVELOPMENT IN VULNERABILITY ZONES

Growth Management Strategies in Vulnerable Area

This section reviews the tools that are available for implementation by local governments for development and redevelopment in vulnerable areas. These tools are being discussed so as to assist local governments in protecting and managing its coastal resources for environmental protection, recreation, tourism, commerce, and economic development. In addition, land use decisions must also include protected private property rights and the need for redevelopment to ensure the long term viability of the coastal community. It will include

those practices employed by the City. The growth management strategies used by the City include:

Building Codes

Building codes protect the health, safety, and general welfare of the public as it relates to the construction and occupancy of buildings and structures. The codes govern the design and construction practices of residential and other development. An adequate building code which is properly administered and enforced can help mitigate potential hurricane damage. Building codes are required by the State Legislature. All local governments in Southwest Florida have adopted the Standard Building Code (formerly the Southern Standard Building Code) developed by the Southern Standard Building Code Conference.

Many building codes contain hurricane-proofing provisions. In addition, the City adopted Article V Floodplain Management Code in 2014. The provisions of this Article shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

The purposes of this Article and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements, and in some instances provide higher standards, to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

1. Minimize unnecessary disruption of commerce, access, and public service during times of flooding;
2. Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
3. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
4. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
5. Minimize damage to public and private facilities and utilities;
6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
7. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
8. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

Subdivision Regulations

Subdivision regulation is a very commonly used development control device. These regulations guide the division of large parcels of land into smaller lots for sale or development. Subdivision regulations can be an effective means for local governments to supplement hurricane hazard protection by incorporating specific measures into these regulations.

Conventional Zoning and Land Use Planning

A functioning community needs to provide the capability for virtually all types of development. The manner in which this development may locate is commonly accomplished through the zoning-land use planning process.

Zoning is a commonly employed development control device. It is used to regulate the use of buildings and land, the area of a lot which may be developed, the density of development, and the height and bulk of buildings or other structures. Zoning is

one of the most effective means of protecting residents and their property from hurricane or flood damage. Zoning regulates the height of structures, the use of structures and land, and the size of lots and density of use. One important aspect of zoning is the ability to specifically regulate flood hazard area land uses.

Comprehensive plans are also an effective means of protecting persons and property from potential hurricane impacts by designing general land uses in specific areas. The allocation of land uses to areas that can accommodate those uses can mitigate potential hurricane damage.

If communities incorporate disaster preparedness considerations into their overall planning and zoning process, then the threat to a great deal of future development may be avoided. The uses to be directed away from hazardous areas include moderate to high density residential development, population-related intense commercial development, most forms of industrial development, and population-related institutional uses (schools) and utility development. The uses which would be permitted or encouraged in hazard areas are the water dependent commercial and industrial development (marinas, canneries, ports), water oriented tourist development, recreation, agriculture, and estate housing.

Zoning ordinances are used by the Region's local governments, and comprehensive land use plans have been adopted for all counties and municipalities in Southwest Florida.

Fiscal Policies

The use of fiscal policy in hazard areas is somewhat related to the provision of public improvement but has one major difference, which is to make it more expensive to develop hazard areas. The rationale for the imposition of additional costs is that the cost of services for hazard areas, regardless of the cost of normal services, is greater than normal due to several factors, including the need for shelters and for adequate traffic flow on evacuation routes. Fiscal policy may take several forms, such as exactions, fees, and special taxes. Each type of policy may apply during different times in the life of a development. Fiscal policies do not necessarily inhibit the development of hazard areas. The development that does occur, however, is more costly, and some users will be crowded out by economic market conditions.

Public Improvements

Growth is influenced by the location of specific public facilities and services. The location of infrastructure will have an impact on a community's development patterns. One benefit is that it can be used to direct growth away from areas prone to adverse hurricane impacts. Public improvements include both the location of facilities to influence growth (such as roads, sewer, water and other essential support facilities), and access to existing facilities (such as the permit to tap into a sewer or water line, etc.).

The uses of lands which are most endangered by hurricane flooding are urban uses. These uses are dependent upon services and facilities normally provided by public agencies. Both the location of facilities and access to these facilities can be used to limit development in hazard areas by not providing services or expanding services in such areas. Most local governments and state government in Florida do not directly prohibit private agencies from providing services in such areas. Consequently, the approach of public improvement limitations is not of great value by itself. When used in coordination with other approaches, however, public improvement limitations have greater utility.

The provision of public improvements is the core of the City’s growth management strategy. Realizing that development tends to follow roads and water lines and to a lesser extent sewer lines, this growth management strategy seeks to control the location and timing of such improvements, thereby controlling the location and timing of growth.

Development Rights Transfer of Density Units

One method of reducing/removing density and the associated impacts from other areas less appropriate for development to more suitable areas development is the Transfer of Development Rights (TDR) process. The TDR process is described in Chapter 8 of the City's Code of Ordinances. TDR permits development rights to be severed from one parcel of land and transferred to another.

The intent of the Transfer of Development Rights ordinance is to protect ecologically valuable, historic, and archeological resources by directing growth to areas better suited for development.

Environmental Controls

These controls have emerged to protect natural processes such as flooding, stormwater runoff, groundwater recharge, or to prevent development in sensitive resource areas such as flood plains, stream valleys, wetlands, and shorelands, where problems could occur with development. Much of the area subject to a high degree of hurricane hazard also has recognized environmental values. Examples of such areas are beaches, dunes, and salt and freshwater wetlands. Protection of these areas allows for endless possibilities for public access, educational parks etc.

Floodplains and Drainage Ways

There are other environmental areas which have less recognition and less regulatory protection. These are floodplains and drainage ways for stormwater runoff. Such areas, which may be expected to be flooded by hurricanes, contain only moderate developmental controls, which are identified primarily by performance standards. Typical examples of such performance standards include the requirement of minimum building elevations in flood zones and storage capacities in drainage ways. Consequently, many environmental controls that have been enacted have limited utility in preventing hurricane flood zone development.

Land Development Regulations

The City has adopted a number of land development regulations, including a Stormwater Ordinance and a number of others which, while intended to address specific environmental concerns, have an overall effect of limiting development in certain areas, and in particular on small parcels. By establishing minimum lot sizes, setback requirements, and building height restrictions, the Zoning Regulations have a similar influence on development, as well.

Land Acquisition

Land Acquisition is another tool used by the City as an environmental control. The City has embarked on a land acquisition program which emphasizes properties which benefit a number of City priorities (protection of environmentally sensitive areas, reduction of platted lots, recreational opportunities, etc.).

Post Disaster Redevelopment in the Vulnerable Areas

Many of the existing structures within the coastal planning area 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. For example, as of 2016, units built prior to 1970 (now 50 years and older) constitute approximately 7% of the total housing stock for the city of Punta Gorda. Based on data from the American Community Survey, approximately 40% the city's housing units were built prior to 1990.

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 of Historic Places or a State Inventory of Historic Places.

The impacts from Hurricane Charley in 2004 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 planning 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 hurricane. Redevelopment of these areas, including assistance programs, strategies for directing higher density growth, and prioritizing of redevelopment concerns were discussed as early as 1987 by South Florida's RPC Hurricane Loss Study.

With regard to land use in vulnerable 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 accordance 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 coastal vulnerable area following any natural disaster. The question facing the City and other cities and counties with coastal vulnerable 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 a 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. 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 as cited in Chapter 163.3178 (8).

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 coastal vulnerable areas 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.

Hazard Mitigation

The City has recognized the importance of hazard mitigation to preserve the undeveloped quality of the eastern side of its waterfront area. Toward this end, the City has purchased two (2) acres of undeveloped land on the waterfront for preservation. Although the city lost significant portions of mangrove stands during Hurricane Charley, the mangroves that were lost shielded the developed inland areas from destruction. The City, therefore, sees the restoration of mangroves along the eastern side of its waterfront as a priority.

The city's entire waterfront area is flood prone. To mitigate this, the City, pursuant to a FEMA hazard mitigation grant conducted a drainage study which looked at the area north of the railroad tracks. This study resulted in a comprehensive program for stormwater management of the existing conditions. The strategies identified were implemented over the last few years. The City will need to re-evaluate the area for future conditions and also look at the area south of the railroad tracks. The City will continue to seek out and purchase lands in the highest risk velocity zone areas as designated by FEMA to preserve those lands from development as they have done in the past.

Early identification, planning, and action increase a community's resilience to climate induced disasters. The 2019 update to the City's Climate Adaptation Plan outlines a toolkit of initiatives and strategies to guide the City's efforts for hazard mitigation and resilience planning. General policy recommendations, funding sources, and future actions have been integrated into this Comprehensive Plan, in addition to specific strategies identified for Adaptation Focus Areas, including the Downtown, US 41 Commercial, and Fire Station Focus Areas.

Coastal areas are extremely vulnerable to hurricanes and other storm events. The City recognizes the need exists to reduce damage to future development by minimizing vulnerability to these hazards. In an ideal world, no future development would be allowed within the vulnerable coastal areas; however, with the city's current development, redevelopment projects infrastructure investment and citizen's plans, the City will continue to grow and develop. Therefore, hazard mitigation should not be used to limit development within the city, but should be to control the location and structural integrity of the development ensuring the development is built to withstand hurricanes and other storm events. Toward this end, the City has utilized growth management strategies to aid in the preservation of the natural resources.

Citizen Participation

The citizens of Punta Gorda individually and through organizations like TEAM Punta Gorda (TPG) have been extremely active in establishing the long-range goals for the city through various planning studies, visioning meetings and charrettes. The 2000 Eastside and Downtown Planning Study, The 2005 CRA Charrette, and 2005 Citizens Master Plan, and the 2019 Citywide Master Plan are a few of the most recent studies that the City and its citizens have undertaken and the City implemented, in order to clarify a vision of a viable urban center, respectful of its history, connected to its waterfront, and sensitive to its ecological heritage. With many of the policies and visions completed from these studies, the City looks to begin a wide range of studies and public input over the next decade to continue to build on the previous progress and will be seeking citizen input.

In order to demonstrate the greater visions illustrated in the various planning documents citizens worked with the City to accomplish a variety of projects including the Economic Development Strategy Report, which outlines available economic opportunities promoting the Downtown and Waterfront Area. The City counts among its resources a multitude of organizations such as:

TEAM Punta Gorda

A volunteer-driven organization committed to making the greater Punta Gorda area a great place to live, work and play. TEAM Punta Gorda has as its mission uniting Punta Gorda residents for the purposes of collaborating with federal, state, county, and local political leaders in order to rebuild and revitalize post-Hurricane Charley Punta Gorda. TEAM Punta Gorda developed a 2005 Citizens Master Plan as a vision upon which to guide the development of Punta Gorda, which includes a regional master plan, a downtown master plan, traffic studies, and architectural guidelines. The City will continue to work with the group as it moves into the next planning decade.

Punta Gorda Boating Alliance

A group representing the interest of over three thousand (3,000) boaters from various organizations, with the stated goal of working with the City and TPG to improve the waterfront and marine area along the Peace River by implementing plans to promote the city as a boater's destination.

Punta Gorda Historical Society

The society preserves historic buildings in Punta Gorda, including the National Register of Historic Places district.

Punta Gorda Historical Mural Society

The society is working to restore the interpretive murals that were destroyed by Hurricane Charley.

Charlotte Harbor Environmental Center

The center offers environmental education, recreation, research, and preservation to residents and visitors of the Charlotte Harbor area, which includes the waterfront area.

Table 2B – 7 - Future City Studies

Punta Gorda City Hall Needs Assessment	2020	Review of City Hall's current conditions and assessment of building upgrade and maintenance needs.
Parks & Recreation Master Plan	2020	Update to the City's Parks & Recreation Master Plan
Charlotte County-Punta Gorda MPO 2045 Long Range Transportation Plan (LRTP)	2020	Update the MPO's Long range Transportation Plan
AC Freeman House Building Evaluation	2021	Historic building evaluation for the AC Freeman House
Source: City of Punta Gorda Urban Design 2020		

VIII. CONCLUSION

The City will continue to plan, promote, and manage the conservation and protection of the city's natural resources through the implementation of the strategies detailed throughout the document. The goals, objectives, and policies of the *Coastal Management Element* will provide the direction necessary to address urban development occurring within the coastal area. As the city has adequate lands placed in Preservation and Conservation, the City will address development and redevelopment by continuing to:

- Limit the platting of new residential subdivisions to a maximum of 3.5 units per acre in the Tropical Storm and Category 1 Vulnerability Zones unless such subdivisions provide reasonable provisions for mitigating hurricane risks including but not limited to maintaining evacuation times and increasing shelter capacity under the provisions of The State Statutes.
- Implement the FEMA's 50 Percent Rule. Utilize the Flood Insurance Rate Maps (FIRM) from the Federal Emergency Management Agency (FEMA) and Floodplain Management of DEO. (In addition to identifying those areas susceptible to flooding because it lies within the 100 – year and 500 – year floodplains, the FIRM maps also designate areas which are located within coastal floodplains with velocity.)
- Ensure through the development review process, that new structures meet the minimum floor elevation standards established by FEMA and that special construction procedures are followed within velocity zones such as elevation with pilings or columns, breakaway walls, and other techniques.
- Coordinate with the County in developing a post-disaster redevelopment plan in cooperation with the SWFRPC.
- Acquire undeveloped land on the waterfront for preservation.

The City will coordinate and communicate with the city's stakeholders as the plans for future developments continue. Organizational and technical assistance in consensus building among the competing interests of waterfront users, including the City, investors, business owners, residents, and visitors for the development of the waterfront area, and preservation of public access, will be provided by staff through citizen participation sessions. The City is committed to implementing strategies that will balance growth, including residential and commercial development and the associated infrastructure, through innovative and creative approaches that will least impact the natural systems.

GOALS, OBJECTIVES, and POLICIES

Goal 2B.1: The City's coastal programs are directed toward the long term protection of its greatest natural resource, Charlotte Harbor, the protection of human life from natural disasters through development regulations, and the elimination of unnecessary public expenditure of funds for improvement in areas subject to destruction by natural disasters.

Objective 2B.1.1: Punta Gorda will continue a development pattern which is characterized by the location of water dependent and water related uses in its waterfront areas.

Policy 2B.1.1.1: Structures and uses in waterways, waterward of the mean high water line or bulkhead line, will be limited to water-oriented uses and structures which support water-oriented uses, and such uses and structures may be further regulated or restricted depending upon adjacent upland land uses, consistent with the Comprehensive Plan and zoning.

Measurement: Review and revision of the Land Development Regulations.

Policy 2B.1.1.2: Punta Gorda's waterfront will be characterized by water-dependent uses (e.g., boat ramps, marinas, dock facilities, fishing piers, etc.) and by other water-related uses such as waterfront parks, boardwalks, hotels, shopping and restaurant uses, waterfront residential uses, etc.

Measurement: New waterfront development permit applications reviewed.

Policy 2B.1.1.3: The siting of boating related facilities in Punta Gorda will be consistent with the Comprehensive Plan and Land Development Regulations and will incorporate developmental and environmental criteria: vacant adjoining parcels, acreage, land use, landside infrastructure (water, sewer, road), aquatic preserve, wetland, seagrass, water depth adjacent to parcel, and boat access.

Measurement: New boating-related development permit applications reviewed.

Objective 2B.1.2: Punta Gorda will protect existing and potential populations in vulnerable coastal areas by establishing constraints on public infrastructure, by managing population growth in such areas; and by implementing protective controls on development in such areas.

Policy 2B.1.2.1: The City will implement this objective through the implementation of Policies 1.1.1.1; 1.1.1.2; 1.1.4.1; 1.1.4.3; 1.1.4.4; 1.1.5.1; 1.1.7.1-1.1.7.5; 1.1.8.1; 1.1.8.2; 1.1.9.2 - 1.1.9.5; 1.1.14.1-1.1.14.16; and 1.1.15.1 as contained in the *Future Land Use Element.*

Measurement: Implementation of stated policies.

Policy 2B.1.2.2: All comprehensive plan amendments and redevelopment within the coastal planning area, which includes the CHHA, will be required to demonstrate no adverse impacts relative to hurricane evacuation times or mitigate the impacts pursuant to 163.3178(8)3 § 163.3178 (8) 3, Fla. Stat.

Measurement: Number of plan amendments and redevelopment plans reviewed for adverse impacts relative to hurricane evacuation times or the mitigation of the

impacts within the coastal planning area, which includes the CHHA.

Objective 2B.1.3: Punta Gorda will maintain or reduce hurricane evacuation times by implementing appropriate transportation improvements to hurricane evacuation routes identified in the *Transportation Element.*

Policy 2B.1.3.1: Punta Gorda will support, as a top priority, the timely completion of hurricane evacuation route improvements proposed in the *Transportation Element* of this plan through its participation in the MPO and the City's *Capital Improvements Element* and Capital Improvements Program.

Measurement: Inclusion of these projects in the Capital Improvements Element and Capital Improvements Program.

Policy 2B.1.3.2: The City shall promote joint ventures, development or redevelopment of projects which support design standards that promote or improve sheltering evacuees safely in a local area which would reduce traffic and congestion and therefore reduce the demands on road networks in an evacuation scenario.

Measurement: Number of development or redevelopment permit applications reviewed.

Objective 2B.1.4: Punta Gorda will participate in the preparation of post-disaster redevelopment plans to reduce or eliminate exposure of human life and property to natural hazards.

Policy 2B.1.4.1: Punta Gorda will take steps to fulfill support roles to be identified in the Charlotte County Comprehensive Emergency Management Plan and as amended.

Measurement: Number of completed support role steps.

Policy 2B.1.4.2: Punta Gorda will participate in the production and implementation of Interagency Hazard Mitigation Reports issued pursuant to any future Presidential Disaster Declaration affecting Punta Gorda.

Measurement: Number of Hazard Mitigation Reports prepared affecting Punta Gorda.

Policy 2B.1.4.3: Punta Gorda's post-disaster redevelopment policy is to seek the repair and replacement of utilities, roads, bridges, and other facilities and infrastructure in the same general locations in which they existed at the time of the disaster event, with consideration given to issues such as the possibility of introducing functional improvements, preservation of economic base and other community resources, accommodations in land use necessitated by disaster related changes in such things as sedimentation or drainage, etc.

Measurement: Implementation of a post-disaster redevelopment program reflecting the priorities of Policy 2B.1.4.3 should such a program be necessitated by a disaster.

Policy 2B.1.4.4: All development and redevelopment within the coastal planning area, which includes the CHHA, is subject to the Florida Building Codes, the City's Floodplain Management Code and Land Development Regulations.

Measurement: Number of development or redevelopment permit applications approved.

Goal 2B.2: The City shall limit development activities where such activities would damage or destroy coastal resources, except where mitigation would protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.

Objective 2B.2.1: Punta Gorda will mitigate the risk of coastal flooding vulnerability by strategic provision of public infrastructure; promoting the use of citywide Transfer of Development Rights (TDR) for environmentally sensitive lands; and by pursuing the acquisition of lands for preservation.

Policy 2B.2.1.1 Construction of public facilities in coastal flood risk area 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: Number of projects reviewed under the Florida Building Codes, 44 C.F.R., the City's Floodplain Management Code, and land development regulations.

Objective 2B.2.2: 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 2B.2.2.1: 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 City staff in flood issues, and control the siting of mobile homes.

Measurement: Continued participation in the CRS program

Policy 2B.2.2.2: 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.

Goal 2B.3: Public Access: To promote the City of Punta Gorda as a "boaters' destination" by enhancing public access between the land and waters of the State of Florida for all residents and visitors of the city of Punta Gorda, based upon current and projected demand.

Objective 2B.3.1: Expand access from the waters of the Peace River and the Charlotte Harbor to the city of Punta Gorda, balancing impacts of the number and quality of boat slips, moorings and shore side support facilities for cruising boaters with sustaining and enhancing the natural shoreline environment.

Policy 2B.3.1.1: The City shall promote joint ventures, development or redevelopment of projects which support design standards that promote or improve public access from the waterfront to the city.

Measurement: Number of development or redevelopment permit applications reviewed.

Policy 2B.3.1.2: The City shall identify areas in the city that are appropriate for the construction of boat ramps and paddle craft launches, through the Parks Master Plan, to provide increased public boat access within the city of Punta Gorda.

Measurement: The completion of the City's Park Master Plan.

Policy 2B.3.1.3: The City shall continue to work with appropriate agencies to develop a feasible mooring field program and adopt and enforce

strict regulations for boaters using mooring ball fields and anchoring in Charlotte Harbor.

Measurement: The development of a feasible mooring field and regulation and enforcement activities.

Policy 2B.3.1.4: As part of their long-term plans the City shall continue to acquire, protect, and enhance lands which are adjacent to public waterways that provide adequate public access to coastal resources.

Measurement: Numbers of acres acquired annually.

Policy 2B.3.1.5: Implement City and County dredging projects, such as the Ponce Inlet and Alligator Creek.

Measurement: Number of coordination meetings with City of Punta Gorda and Charlotte County regarding dredging projects and inlet/canal maintenance.

Policy 2B.3.1.6: The City shall conduct an in depth study of the effects of adding new marinas, mooring ball fields, and breakwater in Charlotte Harbor and work closely with property owners, environmental groups, and technical consultants to mitigate any potential impacts.

Measurement: Existence of a marina expansion and western mooring ball field feasibility and impact analysis.

Policy 2B.3.1.7: The City should study the feasibility of relocating the dinghy docks at Gilchrist Park to the Charlotte Harbor Event Center, Fishermen's Village, and the PG Waterfront Hotel.

Measurement: Existence of a dinghy dock relocation feasibility and impact analysis.

Policy 2B.3.1.8: The City shall work to expand access of kayak launch areas to promote paddle craft activities and launch points.

Measurement: Number of new public kayak launches constructed.

Objective 2B.3.2: Develop strategies to improve the marketability and visibility of Punta Gorda to cruising boaters on Florida's Intracoastal Waterway.

Policy 2B.3.2.1: Work with the Economic Tourism Director and other groups to produce publications, technical assistance and special extension programming activities that will inform and educate the local citizenry and visitors of nature-based tourism activities available in the area.

Measurement: Completion and distribution of publications.

Policy 2B.3.2.2: The City will work with Economic Tourism Director to develop a boating and anchoring guide to (1) enhance the experiences of local and transient boaters, (2) promote safe navigation and responsible boating and anchoring behaviors of the Charlotte Harbor, and (3) provide boaters with information on area resources and amenities.

Measurement: Completion and distribution of the guide.

Objective 2B.3.3: Complete construction of the linear walkway along the entire waterfront area.

Policy 2B.3.3.1: Where public access is hindered, the City shall seek to acquire in fee or in interest private easements to improve public access

along the waterfront area when development or redevelopment activities are proposed.

Measurement: Number of linear feet.

Objective 2B.3.4: Improve the connectivity of the downtown area to the waterfront.

Policy 2B.3.4.1: Improve existing signs to facilitate access from the waterfront to downtown, and ensure that walkways provide convenient paths between downtown and the waterfront through the implementation of such programs as the Wayfinding System.

Measurement: Implementation of the Wayfinding System and other programs.

Policy 2B.3.4.2: The City shall continue to develop opportunities and implement improvements of pedestrian and bicycle connections from downtown to the waterfront.

Measurement: Number of developed pedestrian and bike path connections.

Objective 2B.3.5: Maintain visual access along the waterfront through use of design guidelines.

Policy 2B.3.5.1: The City will implement design standards which contain site planning, landscaping, and architectural standards to reinforce, frame, and define water views.

Measurement: Number of building permits completed along the waterfront.

Goal 2B.4: Environmental and Cultural Resource Protection: To ensure the protection of the city of Punta Gorda's environmental and cultural resources in accordance with federal and state law, and to enhance the cultural heritage and physical character of the city by directing development in a manner that maintains the working waterfront identity of the city.

Objective 2B.4.1: Provide for a sustainable development and redevelopment pattern throughout the city of Punta Gorda.

Policy 2B.4.1.1: The City of Punta Gorda shall recognize the natural division of Punta Gorda's waterfront area as 1) western side of the waterfront containing developed parcels, and including the sea-walled Gilchrist Park; and 2) the eastern side of the waterfront containing largely undeveloped parcels and including the city's ecological connection to the waterfront.

Measurement: Implementation of existing plans.

Policy 2B.4.1.2: The City shall continue to pursue acquisition of undeveloped land along the eastern waterfront area for preservation of the natural environment and protection of the manmade environment.

Measurement: Number of acquisitions along the eastern waterfront area.

Policy 2B.4.1.3: The City shall continue to review, and where necessary, modify local development regulations to ensure that development and redevelopment projects utilize best available management construction techniques for minimizing water quality impacts.

Measurement: Number of Development Review Committee applications reviewed per the Land Development Regulations.

Policy 2B.4.1.4: The City shall update the City of Punta Gorda's Adaptation Plan to identify additional strategies that will assist in developing a coastal resilient city.

Measurement: Completion of the updated Plan and the Identified strategies that will

add protection to the built environment and public infrastructure.

Objective 2B.4.2: Enhance and restore the coastal landscaping of Punta Gorda's living shorelines to increase coastal resiliency in the built environment.

Policy 2B.4.2.1: Seek matching grant funding opportunities for exotic species removal and native species restoration stands citywide especially when it concerns protection of the inland developed areas.

Measurement: Number of grants received.

Policy 2B.4.2.2: Implementation and enforcement of land development regulations which require exotic species removal and require native species plantings in conjunction with development projects.

Measurement: Number of Land Development Regulations (LDR) and Code Enforcement Violations.

Policy 2B.4.2.3: The City shall promote oyster reef restoration in appropriate areas along its shoreline.

Measurement: Development of additional oyster reef projects and studies.

Policy 2B.4.2.4: The City shall continue to preserve existing shoreline parks and conservation areas through proper maintenance and appropriate land development and zoning regulations.

Measurement: Maintenance of existing parks and conservation sites.

Policy 2B.4.2.5: The City shall continue and expand existing efforts to fund, design, and install living shorelines offshore of existing waterfront parks and plant additional vegetation, such as seagrass, along the coastline to enhance the natural shoreline ecosystem and protect against storm events.

Measurement: Number of new living shoreline and coastal vegetation planting projects completed annually.

Objective 2B.4.3: The City shall ensure the protection of cultural and historical sites throughout the city.

Policy 2B.4.3.1: The City shall encourage the restoration and creation of murals depicting historical events.

Measurement: Number of Murals completed.

Policy 2B.4.3.2: The City shall maintain a Local Register of historic resources in addition to eligible National Register places.

Measurement: Updated list of historic properties.

Policy 2B.4.3.3: The City shall through the permitting process ensure the architectural integrity of historic structures while respecting FEMA building standard and hazard mitigation strategies.

Measurement: Approved building permits that respect architectural character.

Goal 2B.5: Hazard Mitigation: To ensure the implementation of resilience and climate adaptation strategies to preserve the city of Punta Gorda's infrastructure and resources, and to mitigate potential future flood damage within the coastal planning area.

Objective 2B.5.1: Improve storm water management.

Policy 2B.5.1.1: The City will continue to pursue grant funding opportunities to improve stormwater management systems.

Measurement: Implementation of new systems.

Policy 2B.5.1.2: The City will review and update stormwater management regulations to ensure best practices are utilized for all development and redevelopment activities.

Measurement: Periodic review of the Stormwater Management Regulations and implemented projects.

Objective 2B.5.2: Address the impacts of climate change such as sea level rise, and seek strategies to combat its effects on the shoreline of the city.

Policy 2B.5.2.1: The City will work with the Southwest Florida Regional Planning Council and other organizations to determine the potential climate change impacts, including but not limited to sea level rise impacts, on the Coastal Planning Area.

Measurement: Completion and implementation of developed coastal studies or development of model scenarios.

Objective 2B.5.3: Ensure protection and explore restoration opportunities of mangrove stands to enhance shoreline protection.

Policy 2B.5.3.1: Strategically restore mangrove stands along waterfront properties that are at risk of adverse impacts form tidal activity.

Measurement: Monitoring of completed restoration projects.

Objective 2B.5.4: Mitigate the risk of storm-related flooding in the City of Punta Gorda.

Policy 2B.5.4.1: The City shall continue to pursue FEMA hazard mitigation and other grant opportunities.

Measurement: Number of FEMA hazard mitigation and other grant applications submitted.

Policy 2B.5.4.2: The City shall continue to pursue acquisition of lands in the highest risk areas to mitigate hazard risks.

Measurement: Number of acreage acquired annually in the designated high risk areas.

Goal 2B.6: Enhancement of the Viable Traditional Economy: To enhance economic development opportunities within the city of Punta Gorda that more fully connects the community to its waterfront.

Objective 2B.6.1: The City shall maintain and enhance its traditional economy in the areas of boating, fishing, and tourism.

Policy 2B.6.1.1: The City shall promote fishing events and other similar activities.

Measurement: Number of sport fishing events and similar activities approved annually.

Policy 2B.6.1.2: The City shall encourage farmers markets and community gardens to facilitate the sales of locally produced goods which will benefit residents, local business', local food producers, commercial fishermen and visitors.

Measurement: The completion of open air markets, and the sales of the vendors.

Policy 2B.6.1.3: The City shall explore collaborative marketing strategies to encourage and facilitate the further development of waterfront dependent economic activities.

Measurement: Number of implemented strategies

Policy 2B.6.1.4: The City shall explore marketing strategies that would enhance its viability as a boater's destination.

Measurement: Number of boats visiting City boating facilities.

Policy 2B.6.1.5: The City shall study the cost and feasibility of new artistic lighting for the Gilchrist and Barron Collier Bridges that can be programmed for special events only or for certain hours of the night.

Measurement: Completion of a cost and feasibility analysis for decorative lighting on the Gilchrist and Barron Collier Bridges.

Policy 2B.6.1.6: The City shall partner with large waterfront developments to study the feasibility of water taxi service in the long-term.

Measurement: Completion of a water-taxi feasibility study.

Policy 2B.6.1.7: The City shall work with the Chamber of Commerce, Yacht Clubs, and local boating organizations to expand existing water-related events and develop large boating events like Sail In's and Traveler Fest.

Measurement: Number of boating and water-related events hosted in Punta Gorda annually.

Policy 2B.6.1.8 The City shall expand and improve city marketing aimed specifically at boating and fishing tourists, as well as sailing, kayaking, and paddle boarding enthusiasts.

Measurement: Number of marketing campaigns targeted to boating, fishing, and water-related recreation enthusiasts each year.

Goal 2B.7: Coastal Resilience: To increase the city's resilience to the impacts of climate change and sea level rise by developing and implementing adaptation strategies and measures in order to protect human life, natural systems, economic resources, property, and infrastructure.

Objective 2B.7.1: Punta Gorda will develop and implement adaptation strategies for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, saltwater intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the city's comprehensive adaptability and resiliency capacities.

Policy 2B.7.1.1: Identify public investments and infrastructure at risk to sea level rise and other climate related impacts.

Measurement: List public investments and infrastructure at risk from rising sea levels and develop adaptation strategies for vulnerable areas and assets by the year 2021, to be re-evaluated every 5 years after.

Policy 2B.7.1.2: Adaptation strategies may include, but not be limited to:

a. Accommodation
b. Protection
c. Planned relocation
d. Other strategies

Policy 2B.7.1.3: The City's Climate Adaptation Plan should be maintained and updated periodically in order to incorporate the best available scientific data and technological advances. Evaluate Adaptation focus areas and designate new Focus Areas for development of further adaptation priorities.

Measurement: The City's Climate Adaptation Plan will be updated at least once every 10 years. Adaptation Focus Areas to be re-evaluated and new ones designated, as necessary.

Policy 2B.7.1.4: The elevation of the City's stormwater outfalls should be assessed as part of a stormwater master plan review, with these elevations compared to future sea level rise scenarios, and appropriate adaptations implemented to prevent backflow "nuisance flooding."

Measurement: Review the stormwater master plan and elevations of stormwater outfalls, comparing these to future sea level rise scenarios after each Climate Adaptation Plan update. Implement adaptations to prevent backflow "nuisance flooding."

Policy 2B.7.1.5: The City shall establish a living shoreline pilot project at a City-owned park in order to encourage citizens to incorporate living shorelines on their properties.

Measurement: One or more new living shoreline projects designed and constructed on City-owned property by 2022.

Policy 2B.7.1.6: The City will pursue grants, alternative funding, and partnerships in order to implement adaptation and resilience projects outlined in the Climate Adaptation Plan.

Measurement: Alternative funding awarded for City adaptation and resilience projects.

Objective 2B.7.2: The City will consider identifying and designating Adaptation Action Areas (AAAs), as provided by Section 163.3164(1), Florida Statutes. The City will develop specific adaptation strategies for properties located in AAAs.

Policy 2B.7.2.1: Considerations for AAA designation may include, but not be limited to:

a. Areas which experience tidal flooding, or flooding due to extensive rainfall
b. Areas which have a hydrological connection to coastal waters
c. Locations which are within areas designated as evacuation zones for storm surge
d. Other areas impacted by stormwater/flood control issues

Measurement: Identify and designate areas within the city which are at risk from coastal flooding and prioritize funding for infrastructure and adaptation planning for these AAAs.

Policy 2B.7.2.2: As a basis for the designation of AAAs, the City will utilize the best available data and resources in order to identify and understand the risks, vulnerabilities, and opportunities to formulate timely and effective adaptation strategies.

Measurement: After each Climate Adaptation Plan update, re-evaluate city's areas at risk from coastal flooding and assess their possible inclusion as AAAs.

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INFRASTRUCTURE

Infrastructure Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

The *Infrastructure Element* provides the policy framework necessary to guide the provision of public facilities and services. These provisions are calculated using future land-use projections. The element is divided into three sections: P*otable Water and Sanitary Sewer, Solid Waste,* and *Stormwater Management*. There are no aquifer recharge areas within city limits; therefore, this component is not a part of the City's Infrastructure Element.

The City utilizes the availability of infrastructure as a tool for determining where and when growth can occur. Potable water, sanitary sewer, solid waste, and stormwater management facilities are constructed and operated in accordance with all applicable federal, state, and local regulations. Most existing regulations are based on federal guidelines mandated by the United States Environmental Protection Agency (EPA).

Potable Water & Sanitary Sewer

The City initiates planning studies to assist in developing the most reliable, cost-effective strategy for supplying potable water and sewer service to its customers. Since its conception in 1965, the City's water utility has taken a proactive approach to water supply planning with a focus on water quality, diversity of supply, and enhancing overall system resiliency.

Evaluation of potable water and sanitary sewer infrastructure needs are determined through a 10-year plan that addresses future demand and requirements in order to meet the established level of service standards. Levels of service (LOS) standards are formulated using projections of current usage patterns to determine the capacity requirements of existing and future development. This comprehensive plan update evaluated historical data to determine average per capita factors to update the City's LOS value. The City continues to plan for facility expansions to meet the projected build-out conditions.

Consistent with State legislation, the City's planning efforts ensure that public utilities are available at the time of new development. This is accomplished through the maintenance of a concurrency management system, outlined in Chapter 26, Article 16 of the *City Code of Ordinances*, which ensures that the impact of new development will not reduce the City's utility services to below the established LOS.

Another critical tool used to accommodate future growth is water conservation. The City benefits from increased relative system capacity through reductions in per capita water demand, as measured in gallons per day (gpd). The reduced growth rate in total water demand as a result of the City's water conservation efforts and the policy guidance from the Southern Water Use Caution Area (SWUCA) have decreased per capita use from 145 gallons per day (gpd) in 1990, to 133 gpd in 2020. While this progress in its conservation effort is significant, the City is committed to further reducing individual levels of potable water consumption. Future conservation efforts will need to be more proactive, focusing on education and outreach that increases public awareness of the benefits of water conservation.

Solid Waste

The Solid Waste section analyzes the sanitation facilities and services currently available to determine whether current needs are met and anticipated growth is accommodated. The Solid Waste section also details the City's curbside collection and disposal service for solid waste, recyclables, yard waste, and hazardous waste.

The City utilizes the Charlotte County operated Zemel Road Landfill for solid-waste disposal. This Landfill is Charlotte County's only operational Class I landfill. Located in South Charlotte County,

the facility is approximately ten miles south of the City of Punta Gorda. Spanning 640 acres, the landfill has sufficient capacity to serve Charlotte County until the year 2027. In addition to the currently certified capacity, there is ancillary space on-site to expand the landfill, extending its operational life well past 2050.

Stormwater Management

The Stormwater Management section guides the City's existing stormwater management programs and provides a framework for future programs. The City of Punta Gorda encompasses approximately thirty-two (32) square miles, including open water, uplands, and urbanized development along the shorelines of the Peace River and Charlotte Harbor. Of the 32 square miles of total land area, almost 50 percent of the land is held in conservation by various State and local government entities, providing a huge ecological benefit to the city.

The Environmental Protection Agency (EPA) regulates stormwater, pursuant to the Clean Water Act (CWA), in an effort to maintain waterways in their "fishable" and "swimmable" conditions. Other State and local regulations are in place to moderate surface water management systems and alterations to them that have a significant impact on the water resources within a water management district, including wetlands and other natural resources. With the city's location on Charlotte Harbor and its' dependency on water-related activities, stormwater management is crucial to maintain the health and viability of the harbor's estuary.

The Stormwater Management section identifies responsibilities of stormwater management facilities, geographic service areas, predominant types of land uses, the design capacity of the stormwater management facilities, current demand, and the level of service provided by the facilities.

Challenges for the City are associated with the impact of anticipated future development on the stormwater management system, future annexations within the City's Annexation study area, and the resiliency of the these systems over time due to continued sea level rise and other natural disasters. . The development review process, permit issuance, and level of service standards assist the City in offsetting the impact of development on the stormwater management system. The City of Punta Gorda will continue to employ those goals, objectives, and policies set forth in this element for the implementation of a comprehensive management plan.

II. INTRODUCTION – POTABLE WATER AND SANITARY SEWER

This section provides the policy framework necessary to support development of a reliable, cost-effective strategy for supplying potable water and sewer service, with a focus on water quality, diversity of supply, and enhancing overall system resiliency. This section will identify those operations available to provide the utilities for future development and will identify a five- (5) and ten- (10) year planning period with potable water projections extending to 2045.

Purpose

The Potable Water and Sanitary Sewer section identifies the facilities and means at the City's disposal to meet the current demand. The existing conditions and population projections are used to extrapolate future demand and whether the City has the capacity to meet its anticipated exigencies. It is the purpose of this section to outline strategies to meet all demand to the letter of LOS standards, while mitigating strain to existing environmental systems. Added weight is given to programs that bolster Punta Gorda's resilience in the face of disastrous events, promote

sustainable practices of water extraction and replacement that cause limited disruption to the hydrologic cycle, and, overall, ameliorate water quality degradation.

Relationship to the City's Comprehensive Plan

The City utilizes the availability of infrastructure as a tool for determining where and when growth can occur.

- The *Future Land Use Element* designates the locations and intensities of development throughout the city, which is used to prioritize utility expansion based on existing levels of development, growth patterns, and existence of infrastructure.
- The *Capital Improvements Element* lists funding that assures that the necessary potable water and sewer services will be in place to serve development. These expansions are generally phased in planning periods of five to ten years.
- The *Intergovernmental Coordination Element* identifies the numerous relationships between other agencies of the State of Florida that will affect potable water and sanitary sewer.

III. LEGISLATION – POTABLE WATER ANDSANITARY SEWER

The City must construct and operate potable water and sanitary sewer facilities in accordance with all applicable federal, state, and local regulations. Most existing regulations are based on federal guidelines mandated by the United States Environmental Protection Agency (EPA). This section documents changes from the Florida Legislature since the last update, which enacted landmark growth management legislation that will impact the quality of life in Florida for years to come.

Federal Regulations

Public Law 92-500: "Water Pollution Control Act Amendments of 1972"

The federal regulations governing wastewater treatment are set forth under Public Law 92-500 or the "Water Pollution Control Act Amendments of 1972". This law requires that wastewater treatment programs be established to regulate water-quality limits for effluent disposal and to control point-source pollution. These provisions have been implemented at the state level under chapter 403.086, *Florida Statutes*, and Rule 62-600, Florida Administrative Code. Separate standards for onsite sewage treatment and disposal systems are established in Rule 64E-6, Florida Administrative Code.

Public Law 104-182: "Safe Water Drinking Act Amendments of 1996"

Minimum drinking water standards are defined under Public Law 104-182. Known as the "Safe Water Drinking Act Amendments of 1996", the law establishes federal water-quality standards for the protection of water for public uses, including operational governments' comprehensive plans. Under the new legislation, local governments subject to a regional water-supply plan must identify alternative water supply projects necessary to meet existing and future development needs.

State Regulations

Water supply requirements adopted previously affect local government comprehensive planning programs. These requirements relate to water-supply concurrency, ensuring intergovernmental coordination with regional water-supply authorities, safeguarding that the local government's future land-use plan (*Future Land Use Element* and future land-use map) is based upon the availability of adequate water supplies, and the

inclusion of selected alternative water-supply projects in the local comprehensive plan. Future comprehensive plan evaluation and appraisal reports will be required to include a review of progress made in implementing the alternative water-supply projects selected by the local government.

Chapter 403.850, *Florida Statutes*

In order to comply with the federal regulations for water quality, the State of Florida has adopted legislation pursuant to chapter 403.850, *Florida Statutes*. The "Florida Safe Drinking Water Act" sets forth the same primary and secondary water-quality standards required for public health and recommended for aesthetic quality as the federal legislation. The State of Florida has also implemented specific laws for classifying and regulating public drinking water systems under Rule Chapters 62-550, 62-555, 62-699, and 64E-8 of the Florida Administrative Code.

Chapter 153, section 125.01(5), *Florida Statutes*

The Charlotte County Regional Wastewater Authority (the Charlotte County Board of County Commissioners) was established pursuant to Section 125.01(5), *Fla. Stat.*, and Chapter 153, *Fla. Stat.*, for the purpose of providing waste and sewage collection and disposal to all of Charlotte County.

Rule 62-600, *Florida Administrative Code*

Rule 62-600, *Florida Administrative Code*, the "Grizzle-Figg Advanced Waste Treatment Act", is intended to protect Florida's coastal waters and estuaries by requiring that effluent discharged from waste treatment facilities into certain Florida waters be treated to advanced wastewater treatment (ATW) standards were deemed necessary by FDEP. It also establishes criteria for the discharge of wastewater to certain wetlands.

Senate Bill 712

The Florida Legislature's Senate Bill 712, the "Clean Waterways Act", was passed in 2020 and is now Chapter 2020-150, Laws of Florida. The bill carries a wide range of water quality protection provisions aimed at minimizing the impact of known sources of nutrient pollution and strengthening regulatory requirements. The Clean Waterways Act created the Wastewater Grant Program to construct, upgrade, or expand wastewater facilities, provide advanced wastewater treatment, and convert septic-to-sewer, and dedicated historic funding to increase alternative water supply and restore and protect Florida's springs. It dedicated funding to increase water quality monitoring and identify new ways to treat, predict, and respond to blue-green algal blooms. This bill also dedicated funding for resilience projects to protect communities from flooding and sea level rise, red tide monitoring and cleanup, and land acquisition for the Florida Wildlife Corridor.

Executive Order 23-06

On January 10, 2023, the Governor signed executive Order 23-06 to enhance environmental protection and expedite water quality projects. Executive Order 23-06 builds off of the Clean Waterways Act by continuing to invest in water quality improvement, protecting water resources, building resilient communities, and preserving conservation lands. It expands the Wastewater Grant Program funding from septic-to-sewer conversions and advanced wastewater treatment projects to projects that address the impacts of stormwater and agricultural runoff and aging wastewater infrastructure that increases nutrient loading to surface groundwater. The order also seeks to reduce the frequency and severity of blue-green algal blooms and red tide, as well as provide expedited hurricane recovery relief and support the completion of comprehensive vulnerability assessments for all of Florida's municipalities.

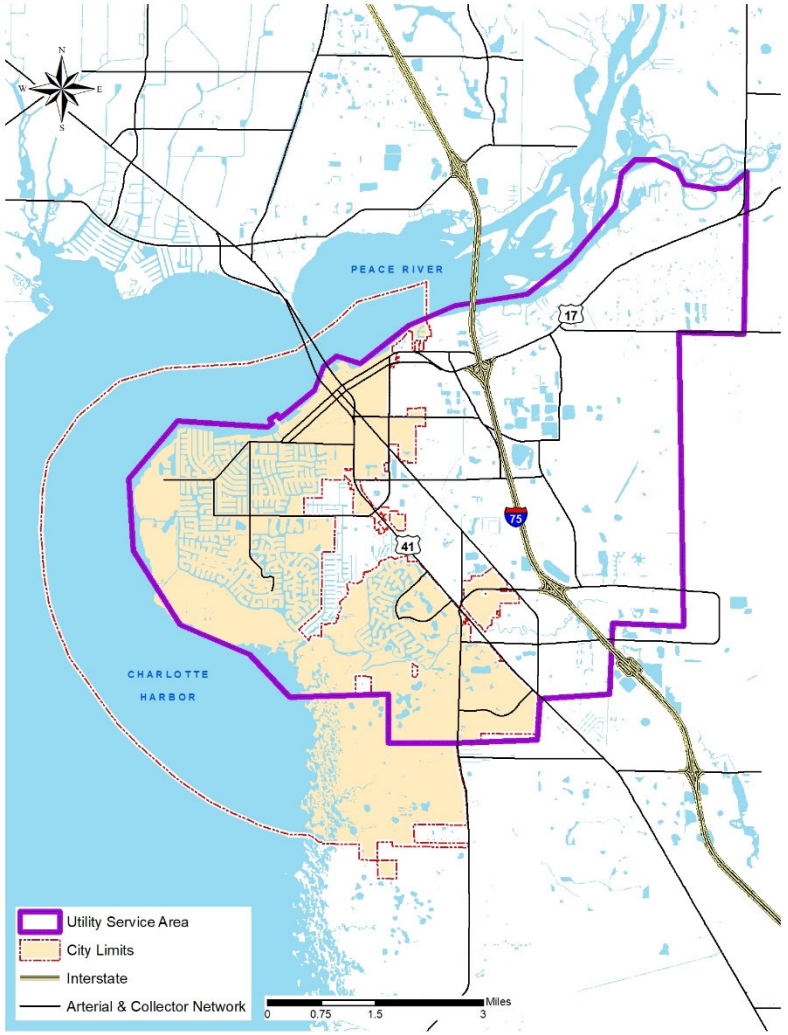
Local Regulations

The City of Punta Gorda has adopted ordinances to provide regulation for definition of service areas, rates and fees, water emergencies, and water conservation. Ordinances relating to the City water and sewer utilities are included in Chapters 17 and 26 of the City Code of Ordinances. These ordinances regulate connection to and rates for water service, use of and rates for sewer service, water emergencies, and water conservation.

City Ordinance 1363-03

Adopted on December 3, 2003, this ordinance created an area outside of the corporate limits of the City of Punta Gorda in which the City is the sole provider of water and sewer utility services. This ordinance creates the boundary for the City's utility service area, which includes the City of Punta Gorda and some areas of unincorporated Charlotte County. The City's water and sewer utility service area and City limits are shown on Map #37 – City of Punta Gorda Utility Service Area and City Limits.

Map #37 - City of Punta Gorda Utility Service Area and City Limits



IV. DATA AND ANALYSIS – POTABLE WATER

The City provides potable water to approximately 39,875 customers within the City's utility service area as shown on Map #37 - City's Utility Service Area and City Limits.

Historically, the City relied solely on the Shell Creek Reservoir for the totality of its potable water supply. Since the mid-to-late 2000s, the City has worked to diversify its water supply sources in order to increase the resiliency of its potable water supply. From 2006 to 2008, South Florida experienced a severe drought, bringing water supply diversity to the forefront of legislative concerns and prompting City Council to begin planning for a reverse osmosis (RO) facility in 2009.

Water supply is provided by two sources, surface water and brackish ground water. An additional third source is available and will be discussed later. Surface water is withdrawn from Shell Creek Reservoir and is treated at the Shell Creek Water Treatment Plant (WTP), which is located east of Interstate-75 on Washington Loop Road. The City also withdraws brackish ground water from a wellfield located at the WTP property and treats it at a new reverse osmosis desalination facility constructed in 2020. The City's water use permit (Permit No. 20.000871.012) issued by the Southwest Florida Water Management District (SWFWMD) allows average day and maximum month withdrawals, defined as the average daily withdrawal for the 30-day period of highest withdrawals, of 8.088 and 11.728 million gallons per day (mgd), respectively. These quantities include both the surface and ground water sources. The existing water use permit, most recently modified on October 20, 2020, expires on July 31, 2027.

The City's Shell Creek surface WTP is permitted by Florida Department of Environmental Protection (FDEP) for 10 mgd of treatment capacity. The reverse osmosis facility is permitted for 4 mgd of treatment capacity. After treatment, water from each treatment system is combined in ground storage tanks and pumped to the distribution system for delivery to customers. The distribution system contains two storage facilities, Burnt Store Tank and Bal Harbor Tank and Pump Station, which provide storage to meet peak demands and for fire protection.

The City developed a 10-Year Water Supply Facilities Work Plan (WSFWP) in accordance with guidelines from the Florida Department of Economic Opportunity and Section 163.3177 of Florida Statutes. The requirements of the WSFWP include:

- Update within 18 months of Southwest Florida Water Management District's (SWFWMD) board approval of the Regional Water Supply Plan (RWSP),
- Project a 10-year planning period for water supply facilities and alternative water supply needs,
- Identify projects to meet those future needs,
- Incorporate projects identified in the RWSP, and
- Identify conservation programs for potable water.

It is also required that the *Potable Water Element* and *Conservation Element* of the City's Comprehensive Plan are coordinated with the WSFWP.

Land Use and Water Supply Planning Linkages

City and Charlotte County zoning guidelines classify the City's utility service area land use. Map #5 Punta Gorda Future Land Use – 2045, illustrates the future land use designations within the City's utility service area. The land use in the City's utility service area is primarily residential, including high-density areas such as mobile home parks and condominiums, medium-density areas, and low-density rural residential areas.

The City regularly evaluates and updates it future water demand projections. Most recently, the City worked with a consultant and SWFWMD to review and develop water demand projections through

2040 based on anticipated population growth and historical water usage trends. These projections and the calculation methodology are described in detail in the City of Punta Gorda Review of the Proposed Lower Shell Creek Minimum Flow and Level (MFL) (Carollo, 2021).

Water Service Area

As identified in the City of Punta Gorda Public Supply Annual Report, 2020, the City provides water service to approximately 39,875 residents within the City's water utility service area. The major uses of potable water within the City's water service area are residential potable supply; urban irrigation; various commercial uses such as restaurants, hotels, other businesses; and institutional uses such as the County schools, hospital, and the Charlotte County Jail. Industrial uses are minimal in the City's service area. Based on the City's 2020 Public Supply Annual Report, the total water use was distributed as follows:

- 71.61 percent residential,
- 11.16 percent commercial/industrial/institutional,
- 5.23 percent recreation/aesthetic,
- 2.8 percent fire protection and other accounted uses, and
- 9.21 percent water loss.

Potable Water Planning Studies and Efforts

Due to the stressed state of natural groundwater resources in southwest Florida, there is an ever-increasing difficulty in identifying economical water supply sources that will receive regulatory approval and community support. The City is continuously developing studies and a number of planning efforts have been undertaken to develop the most reliable, cost-effective strategies to supply potable water to its customers.

Since its conception in 1965, the City's water utility has taken a proactive approach to water supply planning, design, and construction. The City's most recent efforts for water supply planning are described below.

- Review of the Proposed Lower Shell Creek MFL in 2021 (Carollo)
- City of Punta Gorda Capital Improvements Program Fiscal Year 2016 -2020
- City of Punta Gorda 2015 Public Supply Annual Report
- Water Supply Study in 2015 (Carollo)
- Water Supply Master Plan Update (WSMPU) in 2009 (Carollo)
- Water and Wastewater Master Plans in 2008 (Carollo)
- Reuse Feasibility Study in 2008 (Carollo)
- Water Supply Master Plan in 2006 (Carollo)

These reports are comprehensive planning documents that include water demand projections, examination of existing water supply sources, information on facility capacities, analyses of future water supply alternatives and funding schedules.

Water Supply Sources

The City uses surface water and brackish groundwater as its raw water sources for potable water supply. A pipeline connection to the regional system became operational in October 2013 and offers access to regional sources during peak demands and emergency conditions. Further discussion of the City's water supply sources are provided in the following sections.

Surface Water

The Shell Creek Reservoir is one of the potable water supplies for the City's water system. This in-stream impoundment was created

by the construction of Hendrickson Dam in 1965 and it receives water from Shell and Prairie Creeks. The Shell Creek system is included as a regional source in the SWFWMD2020 Regional Water Supply Plan (RWSP) for the Southern Planning Region. The in-stream reservoir provides the City with water supply for treatment at the Shell Creek WTP. Improvements to the dam embankments and downstream creek bed were completed along with replacement of the spillway in 2010 to ensure continued reliable operation and safety.

The City operates under the Individual Water Use Permit (WUD) No. 20.000871.010 issued by SWFWMD with expiration on July 31, 2027. This permit allows average day and maximum month withdrawals, defined as the average daily withdrawal for the 30-day period of highest withdrawals, of 8.088 and 11.728 million gallons per day (mgd), respectively, for the two water sources combined. In 2020, the average raw water withdrawal rate was 6.376 mgd.

The SWFWMD 2020 RWSP for the Southern Planning Region shows that sufficient alternative water sources (sources other than fresh groundwater from the Upper Floridan Aquifer, or UFA) exist to meet future demands and replace some of the current fresh groundwater withdrawals causing hydrologic stress. The City's brackish groundwater supply is one of these alternative water sources.

As a surface water treatment facility, the Shell Creek WTP currently experiences elevated levels of total dissolved solids (TDS), which creates water quality limitations in the raw water source. The TDS concentrations are variable and seasonal. The months of August, September, and October typically have the lowest TDS concentrations throughout the year, with average TDS concentration less than 400 milligrams per liter (mg/L). Higher TDS concentrations are found during the months of April, May, and June with concentrations higher than 550 mg/L.

Raw Pump Station

The Shell Creek raw water pump station is comprised of three pumps, two duty and one standby. The pumps at the raw water intake have a capacity of 3,740 gallons per minute (gpm) and when operating two pumps in parallel the pumping capacity is approximately 10.8 MGD.

Potential Impacts of Shell Creek Minimum Flow and Levels (MFL)

Shell Creek, located in Charlotte County in the SWUCA, was impounded in the mid-1960s to create a reservoir to supply drinking water to the City of Punta Gorda. A Minimum Flow and Level (MFL) is being developed by SWFWMD to restore a more natural downstream flow. In March 2020, SWFWMD published the Proposed Minimum Flows for the Lower Peace River and Lower Shell Creek, Draft Report (SWFWMD, 2020). The report was evaluated by a peer review panel, and SWFWMD has presented the proposed MFL City Utilities staff.

The City retained a consultant to evaluate the potential impacts of the proposed Shell Creek MFL on the City's water supply reliability through 2040. The study determined that the City will have sufficient water supply to meet projected demands approximately 99.7 percent of the time using its own water supply sources. During peak demands and when the MFL is most restrictive, the City may need to transfer water from the Peace River Regional Water Supply Authority (PRMRWSA). The City will be working with SWFWMD to develop a modification to its WUP that will allow the MFL to be met for the next 20-year period. Additional results of the study are described in the City of Punta Gorda Review of the Proposed Lower Shell Creek Minimum Flow and Level (Carollo, 2021).

Groundwater

A preliminary assessment was included in the City's 2009 WSMPU to evaluate the feasibility of developing brackish groundwater as a future water source. Analyses concluded that the use of brackish groundwater as a raw water source for potable water had significant potential and would require reverse osmosis (RO) treatment to meet public water supply standards.

Over the past ten years, the City evaluated, designed, and constructed a 4 mgd RO facility to treat brackish groundwater to be blended with the Shell Creek WTP water. This 4 mgd RO facility became operational in July 2020. This has allowed the City to continue to use the Shell Creek WTP while meeting secondary drinking water standards.

Aquifer Storage and Recovery

The City previously managed two operational ASR wells that could be used to provide additional water supply. The City used its ASR wells to supplement raw water supply during times of low or no flow in Shell Creek, as well as to improve treated water quality during times of poor water quality conditions in Shell Creek Reservoir. When the City elected to construct a brackish groundwater wellfield and RO treatment system, it was decided to convert the ASR wells into groundwater production wells to serve as raw water supply to the RO system. These wells were therefore converted and are now permitted as groundwater supply wells.

Emergency Capacity

The PRMRWSA developed the Regional Integrated Loop System, which is a series of transmission lines that transfer potable water within the PRMRWSA regional area. Phase 1A of this Regional Integrated Loop System was constructed in 2013. The Phase 1A pipeline is a 9-mile, 24-inch transmission pipeline interconnecting a PRMRWSA distribution station in southern DeSoto County with the City of Punta Gorda's distribution system. In addition, construction of the Phase 1 pipeline was completed in 2020. The Phase 1 pipeline is a 7-mile, 24-inch transmission main connection between the PRMRWSA system and the City's WTP. These interconnecting pipelines provide access to regional water supply in the event of an emergency or other need. The pipelines allow the region to supply the City and the City to supply the region under emergency conditions.

Water Treatment Facilities

Raw surface water withdrawn from the Shell Creek Reservoir is treated at the Shell Creek WTP, located east of Interstate-75 on Washington Loop Road. The Shell Creek WTP is permitted by the Florida Department of Environmental Protection (FDEP) for 10 mgd of treatment capacity.

The Shell Creek WTP is a surface water treatment facility. The treatment processes utilized are stripping, flash mix with alum coagulation, flocculation, sedimentation, filtration, chlorine disinfection, and finished water storage. The original WTP was built in the late 1960s and has been upgraded numerous times since its original construction date.

Brackish groundwater is withdrawn from the City's wellfield, located on the Shell Creek WTP site. Groundwater is treated with reverse osmosis and is chlorinated and blended with surface water in the finished water storage tanks. The reverse osmosis facility capacity is 4 mgd.

Booster Pump Stations

After treatment, finished water is pumped from the WTP to the distribution system for delivery to customers. The distribution system includes one booster pump station, the Bal Harbor Booster Pump Station, located at the intersection of Aqui Esta Drive and Bal

Harbor Boulevard. This pump station has two pumps in service and a total pumping capacity of 3,900 gpm.

Potable Water Storage Facilities

Storage facilities include storage at the WTP and two remote, finished-water storage tanks. The current storage capacity of the water system consists of 5.86 MG of ground storage at the WTP, a 1 MG elevated storage tank located on Burnt Store Road, and a 2 MG ground storage tank located at the Bal Harbor Booster Pump Station. Remote storage facility locations are provided for demand equalization, fire flow requirements, and emergencies.

Transmission and Distribution System

The City of Punta Gorda Water Supply Facility Work Plan contains a summary of the City's potable water pipelines. As of 2023, there were 269 miles of water mains, with pipe sizes ranging from 1 inch to 30 inches.

V. WATER DEMANDS

The following sections describe the City's water customers, existing and projected future water demands, level of service standards, and water conservation programs

Water Customers

The City of Punta Gorda provides potable water services to customers within the City limits as well as some unincorporated areas of Charlotte County. The City's utility service area is shown in Map #37. Table 3.1 - 2020 Average Potable Water Use summarizes the potable water distribution per land use reported in the City of Punta Gorda 2020 Public Supply Annual Report.

Table 3.1 - 2020 Average Potable Water Use

Land Use Classification	Water Consumption (mgd)	Percent of Total Consumption (%)
Residential	3.80	71.61
Industrial/Commercial	0.59	11.16
Recreational/Aesthetic	0.28	5.23
Fire / Accounted	0.15	2.80
Unaccounted For	0.49	9.21
Total	5.30	100

Source: City of Punta Gorda 2020 Public Supply Annual Report

Historical Demands

Historical potable water demands increased steadily after the WTP came online in 1966. The City of Punta Gorda Water Supply Facilities Work Plan shows the average and peak month historical demands from 2010 through present. Since 2014, the City has seen steady annual increases in potable water demand, resulting in a total potable usage of 5.30 mgd in 2020.

Projected Demands

The City developed water demand projections based on the SWFWMD population estimation methodology, historical water account data, and per capita water consumption as part of the recent proposed MFL evaluation.

Peaking factors for the past five years were also calculated to determine the variation in demand for maximum month and peak day demand conditions. The peaking factor is multiplied by the annual average demand to calculate the demand for the maximum month of demand as well as for the peak day demand.

The highest maximum month peaking factor over the past five years occurred in November 2016 at 1.27. The peak day peaking factor is up to 1.5 times the annual average. These peaking factors were applied to the projected annual average demands to calculate the estimated annual average, maximum month, and peak day demand projections.

The estimated population and potable water demand projections for 2020 through 2040 are summarized in Table 3.2 on an annual average, maximum month, and peak day basis.

Table 3.2 - City Water Service Area and Potable Water Demand Projections

Year	Punta Gorda Service Area Population	Average Annual Daily Demand (mgd)	Maximum Month Daily Demand[1] (mgd)	Peak Day Demand[2] (mgd)
2020	39,857	5.34	6.58	8.05
2021	40,825	5.28	6.71	7.93
2022	41,290	5.34	6.79	8.02
2023	41,761	5.40	6.86	8.11
2024	42,236	5.47	6.94	8.20
2025	42,717	5.53	7.02	8.29
2026	43,094	5.58	7.08	8.37
2027	43,473	5.63	7.15	8.44
2028	43,856	5.68	7.21	8.51
2029	44,242	5.73	7.27	8.59
2030	44,632	5.78	7.34	8.66
2031	44,909	5.81	7.38	8.72
2032	45,188	5.85	7.43	8.77
2033	45,468	5.88	7.47	8.83
2034	45,751	5.92	7.52	8.88
2035	46,035	5.96	7.57	8.94
2036	46,284	5.99	7.61	8.99
2037	46,534	6.02	7.65	9.03
2038	46,786	6.06	7.69	9.08
2039	47,039	6.09	7.73	9.13
2040	47,293	6.12	7.77	9.18

Notes:
1. Maximum month daily demand is 1.27 times the average annual daily demand.
2. Peak day demand is 1.5 times the annual average daily demand.

Source: Carollo Engineers 2021

VI. LEVEL OF SERVICE STANDARDS & CONCURRENCY

Level of service (LOS) standards and concurrency in the City are adopted in this Comprehensive Plan. The LOS standards are implemented to meet water demands and assure water quality regulatory compliance. Potable water demands are expressed in terms of average daily demands, values that must be met on a regular basis without stressing the WTP or distribution system. In addition, the City must be able to treat and deliver water during occasional periods of peak demand without exceeding water infrastructure capacities. Peak demands are met by combining treatment plant capacity, distribution system storage, and pumping facilities.

Potable water service must be available prior to the approval of any new customers or proposed development. The City's potable water LOS requirement is to provide141 gallons of potable water per day per person, or 287 gallons per equivalent residential unit (ERU), on an annual average basis. The current permitted water supply capacity is 8 MGD, with average utilization of 5.456 MGD, leaving 2.544 MGD unused. This surplus has the potential to be distributed to an additional 11,563 equivalent residential units (ERUs), assuming a 220 gpd ERU rate.

Concurrency management was established to ensure that new development will not reduce the City's utility services to below the established LOS. The City's procedures to request water service connections are outlined in Chapter 26, Article 16, of the *City Code of Ordinances*.

Water Conservation

The City considers conservation a beneficial method to reduce total water demand. Although the City currently meets the water demand goal of the Southern Water Use Caution Area (SWUCA) of 150 gallons per capita per day (gpcd), additional conservation measures could likely further decrease potable demand. Previous implementation of conservation measures by the City have continually decreased the per capita demand factor from 145 in 1990 to 133 in 2020.

Although the City is pleased with its water conservation efforts and decrease in per capita water demand over the past decades, the City is committed to further reduce individual levels of consumption. The following sections outline the City's existing conservation programs and practices and identify additional future efforts and programs that the City could evaluate to determine their applicability and likelihood of success in decreasing the City's potable water demand. It is likely that additional demand reduction could be realized through conservation, though any additional conservation efforts should focus first on education and outreach to increase public awareness.

Existing City Water Conservation Practices

Tiered Water Rate Structure

The City has a moderately-tiered rate structure based on consumption. The inverted block rate structure used by the City encourages customers to use less water. In addition, City residents pay a different rate than customers outside of city limits. The billing structure including monthly changes, is described in Chapter 17 of the City's Code of Ordinances, and it is divided in the following components:

- A monthly base facility charge based on the number of equivalent residential units (ERUs) served
- A monthly customer charge
- A water usage charge based on gallons of water used

City Ordinances

The City has implemented several water conservation ordinances.

- All new water service equipment or fixtures need to meet the requirements specified in the Building Code.
- Blowout type toilets and urinals shall be replaced with like-type fixtures.
- Watering restrictions allow lawn irrigation two days per week. During times of water shortages, more stringent watering restrictions may be enforced based on the severity of the water shortage event and SWFWMD Water Shortage Plan. Violation of watering restrictions is penalized by the City.
- Chapter 26, Article 12, of the City's *Code of Ordinances* (Code) indicates that artificial turf may be considered as an alternative to grass and groundcover. In addition, the Code requires the use of trees and shrubs that are native southern Florida species and a percent of these must be drought-tolerant species. These modifications to the City's Code allow for reduction in irrigation usage.

Rebates and Retrofits

The City offers rebates for new rain sensors for irrigation rain shut-off devices installed prior to 1991. This project was initiated in cooperation with the SWFWMD Peace River Basin Board, the City's local basin board that guides and directs water programs. The City has continued to fund the program.

Future Water Conservation Practices

The City of Punta Gorda continues to consider and evaluate additional water conservation measures in an attempt to further reduce their per capita water usage and peaks in demand. Potential conservation measures evaluated in the past include public education and outreach to counsel on the importance of conservation, implementing ordinances requiring water conserving architecture and landscaping, additional plumbing and fixture rebates and retrofits, and special educational programs for high water use customers. The City may evaluate these programs for their possible effectiveness.

Education and Outreach Programs

The City has previously published a flyer which highlights the benefits and importance of conservation. This flyer is available at the Utility Department office. In addition, all customers receive annual consumer confidence report (CCR) where the City also includes information regarding water conservation.

'Green' Architecture/Florida-Friendly Landscaping

The City will continue to evaluate language in their land development regulations that may discourage water conservation and recommend revisions. The City development and planning

departments plan to discuss the benefits of conservation-oriented landscaping and architecture.

Some of the conservation measures that have been considered by the City and/or may be evaluated again in the future include the following: a more aggressive rate structure, additional public education and outreach, ordinances requiring water conserving architecture and landscaping, plumbing and fixture rebates and retrofits, and special educational programs for high water use customers.

VII. SUMMARY OF WATER DEMANDS, FACILITY CAPACITY, & PERMITS

Table 3.3 provides a summary of water demands, facility capacity, and permitted quantities for the City's supplies and WTP. The annual average and peak supply are based on the City's WUP that expires in 2027.

The City's WUP was issued in 2007 with a modification in 2018 to add the City's brackish water wellfield for conjunctive use with existing surface water treatment.

Table 3.3 – Summary of Water Demands, Facility Capacity and Permits

	Actual	Projected		
Year	2020	2025	2030	2040
Annual Average Demand (mgd)	5.34	5.53	5.78	6.12
Annual Average Permitted Quantity (mgd)	8.088	8.088	8.088	8.088
Annual Average Permitted Surplus (mgd)	2.748	2.558	2.308	1.968
Peak Day Demand (mgd)	8.05	8.29	8.66	9.18
Available WTP Capacity (mgd)	14.00	14.00	14.00	14.00
WTP Capacity Surplus (mgd)	5.95	5.71	5.34	4.82

Projections demonstrate that the current surface water and groundwater supplies will meet the City's projected demand over time during a 20-year planning period. The water demand through a 10-year period is well below current supplies.

VIII. ALTERNATIVE POTABLE AND REUSE WATER SUPPLY, TREATMENT, & DISTRIBUTION PROJECTS

Development of new water supplies and regional transmission projects have been compatible with the 2020 Regional Water Supply Plan, Southern Planning Region. The following sections describe various projects identified for future potable water and reclaimed water supplies, treatment, and distribution.

SWFWMD RWSP

The following projects were identified in the 2020 Regional Water Supply Plan as located within the City's utility area jurisdiction. The projects are summarized by category along with the City's plans for developing or addressing them.

Surface Water

The 2020 Regional Water Supply Plan identifies Shell Creek as an existing water supply for the City of Punta Gorda. The Plan also

suggests that an additional 14.4 mgd may be available from Shell Creek. However, this flow is seasonal in nature and may require an additional reservoir to support reliable water supply during times of low rain fall or drought. In addition, proposed MFL regulations will further decrease available withdrawals during dry periods. The City does not plan to expand its use of the Shell Creek surface water supply during the current planning period.

Interconnect Improvements

The PRMRWSA has developed the Regional Integrated Loop System, which is a series of transmission lines that transfer potable water within the PRMRWSA. Phase 1A of the Regional Integrated Loop System was constructed in 2013. The Phase 1A pipeline is a 9-mile, 24-inch transmission pipeline interconnecting a PRMRWSA distribution station in southern DeSoto County with the City of Punta Gorda's distribution system.

In addition, construction of the Phase 1 pipeline was completed in 2020. The Phase 1 pipeline is a 7-mile, 24-inch transmission main connection between the PRMRWSA system and the City's WTP. These interconnecting pipelines provide access to regional water supply in the event of an emergency or other unforeseen circumstance. The pipelines allow the region to supply the City and the City to supply to the region under emergency conditions.

Reclaimed Water

In 2014, the City updated the 2007 Reuse Feasibility Study to evaluate the technical and fiscal considerations of implementing a reclaimed water system. Due to the elevated nature of TDS in the City's raw water supply, as well as the presence of brackish groundwater infiltration into the wastewater collection system in some coastal areas, the TDS and chloride concentration of the City's wastewater makes it infeasible to establish a reclaimed water system at this time. The City continually makes improvements to its collection system to decrease brackish groundwater infiltration, which decreases the wastewater chloride concentration, in an effort to move towards the goal of a reclaimed water system.

Brackish Groundwater

The 2020 Regional Water Supply Plan identifies the City's new brackish groundwater wellfield and RO treatment facility. This facility was constructed with cooperative funding from SWFWMD and was brought online in 2020.

Conservation

The 2020 Regional Water Supply Plan identifies several suggested conservation programs that various utilities can implement. The City of Punta Gorda has several water conservation programs and plans already in place, as discussed previously.

Advanced Wastewater Treatment

Even though reclaimed water is a beneficial resource, its distribution is limited. Some watersheds, such as those designated by the FDEP as laying within a basin management action plan (BMAP), cannot accept reclaimed water unless it has been given advanced treatment. Processing water with advance wastewater treatment (AWT) makes it safer to discharge into fresh and saline water bodies in case of excess production. Water reclamation facilities can treat their water to federal and state standards in a variety of ways, which the City may consider implementing in lieu of a cost-benefit analysis. Should the waters surrounding Punta Gorda become part of a BMAP, or industrial or agricultural water supply demand increase, funding AWT may become politically and financially feasible.

IX. 10-YEAR WORK PLAN

The City of Punta Gorda Capital Improvements Program (CIP) contains potable water projects budgeted for the next five years.

The projects include improvements to the potable supply, distribution, treatment, and renewal and replacement projects. Detailed descriptions of all proposed CIP projects with a capital cost equal or greater than $100,000 are included in Appendix #5 - City of Punta Gorda Capital Improvement & Capital Outlay Programs.

The 5-year CIP identifies approximately $15.0 million in capital projects planned for potable water. These projects include filter rehabilitation at the WTP, improvements at the Burnt Store Road storage facility, water main replacements, and various repair and reconstruction (R and R) projects. The approved CIP for fiscal years 2021-2025 is provided in Appendix #5 - City of Punta Gorda Capital Improvement & Capital Outlay Programs.

As shown in the City's CIP, the City is committed to maintain its water distribution system infrastructure, replace aging infrastructure, and increase reliability through looping and increased diameter pipelines for additional capacity.

X. CONCLUSION

The City has developed a 10-Year Water Supply Facilities Work Plan to document information needed for the City's Comprehensive Plan. This document will continue to be updated for future Comprehensive Plans.

The City of Punta Gorda water service area serves approximately 39,875 residents. The largest water demand within the service area comes from residential users that represent approximate 71.61 percent of the water consumption. The second largest water demand is from commercial, industrial, and institutional users. The water consumption from this group is approximately 11.16 percent. The remaining 17.23 percentage is distributed between recreational/aesthetics, fire protection and other accounted uses, and water loss.

The City currently uses surface water from the Shell Creek reservoir and a brackish groundwater wellfield to supply potable water to its service area and has a permitted withdrawal average of 8.088 mgd. SWFWMD recently published MFLs for the Shell Creek, which, as proposed, will impact the City's ability to meet the water demand during low-flow periods. Pipeline connections to the PRMRWSA regional water system provide a means for emergency water supply purchase.

The 5-year CIP identifies approximately $15.0 million in capital projects planned for potable water. These projects include filter rehabilitation at the WTP, improvements at the Burnt Store Road storage facility, water main replacements, and various repair and reconstruction projects.

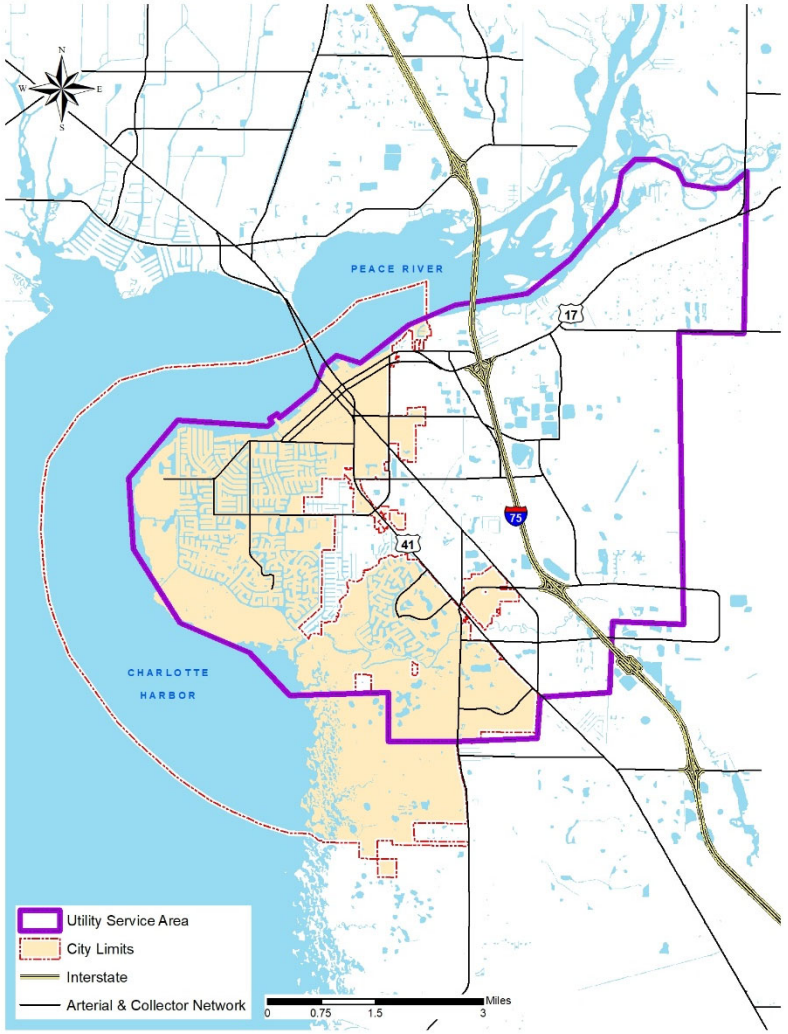
XI. DATA AND ANALYSIS - SANITARY SEWER

The City provides wastewater service to approximately 26,000 residents within the City's utility service area. Map #37 - City of Punta Gorda Utility Service Area and City Limits, illustrates the City of Punta Gorda utility service area. Currently, the City provides sanitary sewer service to only a portion of the utility service area. Many low-density areas and some mobile-home parks and medium-density areas utilize septic or onsite treatment systems. The City is considering a plan to convert some of these areas to community, sanitary sewer systems within the 5- to 10-year planning period based on recently completed septic-to-sewer planning project documents.

Wastewater is collected via relatively small-diameter gravity mains and is transported by gravity flow to approximately 120 City utility--owned lift stations in the collection system. The flow is then pumped to the Master Pumping Facility on West Henry Street near Maud Street and Booster Pumping Facility on East Henry Street near the Punta Gorda Airport, which are large ground storage tank and pumping facilities in the collection system. The flow is then

pumped from the Booster Pumping Facility to the wastewater treatment plant (WWTP) on Bermont Road for treatment and disposal.

Map #37 - City of Punta Gorda Utility Service Area and City Limits



Sanitary Sewer Planning Studies and Efforts

The City has completed various planning studies to assist in developing a reliable, cost-effective strategy for collecting and treating wastewater. The City continues to conduct system evaluations and planning studies to identify and remediate deficiencies in the existing system and to prepare for future development. The City's most recent efforts for sanitary sewer system evaluation and planning are described below.

Wastewater Treatment Plant Alternatives Evaluation Summary Report

In 2019, the City completed an evaluation of improvement alternatives to achieve a treatment capacity of 4 MGD annual average daily flow (AADF) and hydraulic capacity of 12 MGD peak hour flow (PHF) at the City's WWTP. Based on the evaluation performed, it was recommended that the City upgrade the WWTP by adding a new 4 MGD AADF secondary treatment process, a new 5 MGD filter system, an additional chlorine contact tank, and an expansion of the effluent pumping system to 12 MGD. The City plans to proceed with a WWTP improvements project, with construction completion estimated in 2024.

Sewer Master Plan

In 2018, the City worked with a consultant to evaluate the portions of the City's service area that are not currently connected to the City's sanitary sewer system. The purpose of the study was to develop a plan to implement an affordable and reliable wastewater collection and treatment system for these areas. The septic-to-sewer plan was initiated to improve the water quality in the Charlotte Harbor. After development of the Sewer Master Plan, a second phase to evaluate the financial impacts and potential funding sources was completed.

Charlotte Park Septic-to-Sewer Preliminary Design Report

After completion of the Sewer Master Plan, the City retained a consultant to evaluate two available collection system options for the Charlotte Park portion of the service area. This report was completed in 2021 and recommended vacuum sewer as the most cost-effective method for providing a wastewater collection system to this area. The City will continue to evaluate potential septic-to-sewer options and funding mechanisms for the portions of the service area that are not currently connected to the City's wastewater collection system.

Reuse Feasibility Study

In 2014, the City updated the 2007 Reuse Feasibility Study to investigate the technical and financial elements of a reclaimed water system. A reuse water system would help to optimize the management of water resources by offsetting a portion of potable water use, which would reduce demand on the region's potable water supply. Results of the study address the feasibility of implementing a reuse system to treat and deliver reuse water for beneficial use as landscape irrigation water. The City continues to evaluate the potential for a reuse system. However, a reuse system is not considered feasible due to cost, water quality constraints, and limited demand for reuse water. Therefore, an updated 2014 Reuse Feasibility Study was developed to address the feasibility of implementing a reuse system to treat and deliver reuse water for beneficial use as landscape irrigation water.

Inflow and Infiltration Study

The City completed a comprehensive Inflow and Infiltration Study in 2008 to investigate the sources and causes of elevated levels of chloride in its wastewater, which is suspected to be caused by infiltration of brackish groundwater into gravity wastewater collection laterals. The City of Punta Gorda Inflow and Infiltration Study identified areas of the collection system that are prone to inflow, which increases hydraulic loading at lift stations, master pumping facilities, and WWTP. Funds for inflow and infiltration

repairs have been allocated in the City's Capital Improvements Plan on an annual basis.

Wastewater Collection System Master Plan

The City worked with an engineering consultant to complete a City of Punta Gorda Wastewater Collection System Master Plan in 2008. The primary goal of this project was to provide hydraulic modeling analyses to determine future wastewater collection infrastructure requirements for existing areas without sanitary sewer service that will be converted to the community system and to evaluate infrastructure requirements to serve new developments. The Wastewater Collection System Master Plan also documented existing conditions in the collection system and made recommendations to improve system efficiency and to eliminate hydraulic bottlenecks. The City's continued planning and study efforts for wastewater collection and treatment will allow the City to effectively meet the needs of the existing system and to coordinate, plan, and meet the needs of future development.

Sanitary Sewer - Wastewater Collection and Treatment

Wastewater is collected via relatively small diameter gravity mains and is transported by gravity flow to approximately 120 City utility-owned lift stations. Many of the lift stations are "gravity-lift" pumping stations and do not directly pump into force mains. Instead, they pump into downstream gravity lines that transport wastewater to additional lift stations, which eventually pump the wastewater into the principal force main network. Wastewater is pumped from lift stations to the Master Pumping Facility and Booster Pumping Facility, which are large, ground-storage tanks and pumping facilities in the collection system. Storage is provided for flow equalization before being pumped to the WWTP. The combined storage capacity of the Master and Booster Pumping Facilities is 1.1 MG. The flow is then pumped from the Booster Pumping Facility to the WWTP for treatment and disposal.

The City's wastewater treatment and disposal facilities are located on an 860-acre tract of land leased from the Florida Fish and Wildlife Conservation Commission, located six miles east of the city in the Cecil Webb Wildlife Management Area. The City's WWTP was originally constructed in 1984 and expanded in 1990. The current permitted annual average daily flow treatment capacity of the WWTP is 4 mgd. The City of Punta Gorda operates under Permit No. FLA118371. The permit was most recently renewed on September 22, 2019 with renewal required on or before September 21, 2024.

The plant provides secondary treatment of wastewater and aerobic digestion of waste biosolids. The treatment units at the plant include two mechanical bar screens, aerated grit removal, four aeration tanks, four clarifiers, two chlorine contact tanks, six aerobic digesters, one lined supernatant holding basin, and three lined effluent storage basins with 60 MG of total storage volume.

Treated effluent from the WWTP was used for agricultural reuse until 2001. Effluent was used to irrigate under-drained hay fields on the WWTP site, and local farmers harvested the hay. Reuse ceased after it was discovered that runoff from the underdrains exceeded the conductivity limits in Myrtle Slough, the receiving water. The City disposes of treated effluent by injection into a Class 1 injection well with a permitted capacity of 12 MGD. The injection well permit was most recently renewed on January 7, 2021 and expires on January 7, 2026. The injection well permit must be renewed every five (5) years. Residuals are disposed of by land application on the WWTP site.

The City owns and operates just one wastewater treatment facility to serve the needs of its customers as described above. However, six additional wastewater treatment facilities to serve small residential developments are located within the City's utility service area. It should be noted that the City does not have responsibility for these systems, as they are located outside city limits and within unincorporated Charlotte County. Some of these facilities may connect to the City's wastewater system within the

10-year planning horizon. Information for these facilities is listed in Table 3.6.

Table 3.4 - Private Wastewater Facilities within the City's Utility Service Area

Facility ID	Name	Address	Capacity (gpd)	Permit Expiration Date
FLA014121	Alligator MHP	6400 Taylor Road	60,000	4/24/2026
FLA014067	Bay Palms MHP	25163 Marion Avenue	10,000	12/20/2025
FLA014070	Lazy Lagoon MHP	8320 Riverside Drive	70,000	5/9/2023
FLA014088	Palm & Pines Inc.	5400 Riverside Drive	15,000	12/23/2025
FLA014105	Pelican Harbor MHP	6720 Riverside Drive	20,000	3/29/2026
FLA014122	River Forest Village	4300 Riverside Drive	35,000	10/7/2022

Notes:
1. The City does not have responsibility for these facilities, but they are located within the City's wastewater utility service area.
2. MHP = Mobile Home Park
Source: FDEP Wastewater Facility List

XII. SANITARY SEWER – LEVEL OF SERVICE

Sanitary sewer levels of service (LOS) standards are needed to determine transmission and WWTP capacity needed to meet existing and future development. The ordinance states that the City shall provide 83 gpd of wastewater capacity for residential use or 169 gallons per equivalent residential unit (ERU) for non-residential as a minimum LOS. The WWTP has a 4 MGD permitted treatment capacity, with a twelve month average of 2.84 MGD for the year 2022. The unused surplus treatment capacity available at that rate can accommodate 5,272 ERUs, assuming each ERU is equivalent to 220 gpd. If all zones of the Septic-to-Sewer Master Plan were implemented (1,340 lots), there would still be an estimated 3,932 ERUs of new growth development that can be accommodated by the WWTP's capacity.

Wastewater is expressed in terms of average daily and maximum month flow for purposes of meeting LOS requirements. The City's wastewater collection system and treatment plant must be able to convey and treat average daily flows on a regular basis without stressing the WWTP or collection system. The City must also be able to operate during occasional periods of peak flows without exceeding collection system infrastructure capacities. Peak flows are met by a combination of equalization storage in the collection system and WWTP capacity.

Wastewater Flow Projections

Wastewater flow projections are summarized in Table 3.5. These projections are based on the City's latest Capacity Analysis Report Update (CDM, 2019) and the City's Wastewater Master Plan. Based on evaluations completed during the Wastewater System Master Plan, build-out of the City's utility service area is anticipated to include connection of some existing septic system areas to the sanitary sewer system. With conversion of septic system areas, the average daily, maximum month, and peak day flows at build-out are projected to be 5.02, 6.98, and 14.06 MGD, respectively.

If the septic system areas are not converted to the community sanitary sewer system, the average daily, maximum month, and peak day flows at build-out are expected to be 4.35, 6.05, and 12.18 MGD, respectively.

Table 3.5 - Wastewater Flow Projections

Year[1]	Average Daily Flow (mgd)	Maximum 3-Month Average Daily Flow[2] (mgd)	Peak Day[3] (mgd)
2020[4]	2.57	2.70	5.27
2021	2.81	3.12	7.87
2025	3.01	3.33	8.43
2029	3.20	3.55	8.96
Build-out[5]	5.02	6.98	14.06

Notes:
1. Flow projections for 2021 through 2029 are based on City of Punta Gorda Wastewater Capacity Analysis Report Update (CDM, 2019).
2. The average daily flow for the 3-month period of highest flows.
3. Based on historical maximum day peaking factor of 2.8 from the Wastewater System Master Plan (Carollo, 2008)
4. Actual 2020 flows.
5. Based on evaluations completed during the Wastewater System Master Plan, the build-out wastewater flow was estimated based on land use types and historical data. The flow projections in this table include conversion of septic system areas. If these areas are not converted to sanitary sewer, the average daily, maximum month, and peak day flows at build-out are expected to be 4.35, 6.05, and 12.18 mgd, respectively.

Future Sanitary Sewer System Expansions

The City's existing treatment and disposal system has sufficient permitted capacity to accommodate existing and near-term flow projections through a 10-year period. The existing WWTP is currently permitted for 4 mgd AADF. The City is completing a WWTP upgrades project to provide additional treatment reliability and rehabilitation of some unit processes. The City will also continue to maintain and expand its collection system infrastructure, such as lift stations and force mains, as needed to meet future development demands.

Summary of Wastewater Flow Projections and Facility Capacity

Table 3.6 provides a summary of the City's projected wastewater flows, WWTP capacity, and permitted capacity. The WWTP, as permitted, has sufficient capacity to meet projected flows through at least a 10-year period. Before 2030, the City will begin planning for an expansion of the facility to continue providing wastewater treatment to accommodate future projected flows.

Table 3.6 – Projected Wastewater Flows and Facility Capacity

Year	2020	2021	2025	2029
Average Daily Flow (mgd)	2.57	2.81	3.01	3.2
WWTP Permitted Capacity (mgd)	4.0	4.0	4.0	4.0
WWTP Permitted Surplus (mgd)	1.43	1.19	0.99	0.80

Concurrency Management

Local governments must ensure that public utilities, as well as other facilities and services such as roadways and drainage, are available at the time of new development. A concurrency management system ensures that the impact of new development will not reduce the City's utility services to below the established levels of service. The City's concurrency management procedures are outlined in Chapter 26 of the City *Code of Ordinances*.

The City utilizes two tracks to approve new sewer service connections in the City's utility service area. One of these tracks is for development proposals outside the city limits. The other track is for development proposals within the city limits. Either track starts with a request for wastewater service that a developer must complete through the Request for Utility Availability Form.

For development projects within the City, the next step in the concurrency review occurs at the time of site plan approval through the Development Review Committee (DRC) application process. The zoning official will review the request and the City Utilities staff will evaluate the capacity and location of the proposed utility service request and its potential impacts on existing infrastructure, such as pipelines, storage tanks, and pump station capacity. The projected impact of the project will be calculated and the LOS criteria shall be used to determine whether or not sufficient facilities capacity exists. If the proposed development will decrease the level of service to below the adopted standard, the City will discuss options for additional pump stations, pipelines, or other improvements that may be necessary to meet the established level of service standard.

For development projects outside the city limits, after the Request for Utility Availability Form is submitted, the City evaluates the availability and capacity of services. This evaluation includes an analysis of the location of the proposed utility service request and its potential impacts on existing infrastructure such as pipelines, storage tanks, and pump station capacity. The availability and potential LOS impacts are then discussed with the applicant. If no sewer utility service exists in the area of new development, or if the proposed development will decrease the level of service to below the adopted standard, the City will discuss options for additional pump stations, pipelines, or other improvements that may be necessary to meet the established level of service standards.

Emergency Operational Recovery

In the aftermath of Hurricane Ian, the Utilities Department drafted an after-action report of key learnings and statistics surrounding the storm and devised a plan regarding what can be done to restore operations as promptly as possible. The report stated that in the event of a future storm, crews will isolate water mains in wooded areas before the weather event. Water Distribution will

also make it part of their standard operating procedure to isolate large communities fed by master metes to help with water loss. Crews will slowly open valves and let private systems fill, and if there are numerous leaks, the system will be turned off until the leaks are repaired.

XIII. 10-YEAR WORK PLAN - SANITARY SEWER

The City of Punta Gorda CIP contains wastewater collection and treatment projects budgeted for the next five years. The projects include improvements to the WWTP, collection system, and R&R projects. Detailed descriptions of all proposed CIP projects with a capital cost equal or greater than $100,000 are included in Appendix #5 - City of Punta Gorda Capital Improvement & Capital Outlay Programs.

The 5-year CIP identifies approximately $78.2 million in capital projects planned for the sanitary sewer. These projects include a major rehabilitation and upgrade project at the WWTP, force main replacements, and various repair and replacement projects. The approved CIP for fiscal years 2023-2027 is provided in Appendix #5 - City of Punta Gorda Capital Improvement & Capital Outlay Programs.

As shown in the City's CIP, the City is committed to maintaining its wastewater collection system, replacing aging infrastructure, and increasing reliability through rehabilitation of its WWTP.

*XIV.*INTRODUCTION – SOLID WASTE

Management of solid waste has a direct bearing on a community's quality of life for contemporary residents and posterity. Proper waste disposal safeguards human health. It is an absolute requirement for developed areas and, because of its sheer volume, consumes land, necessitating government expenditure for land acquisition to accommodate reasonable landfill capacity. In order to ensure that landfills produce the minimal level of environmental degradation tighter environmental regulations for landfills have been implemented over the preceding decades. Additionally, recycling and landscape debris composting have been added to the mix to reduce landfill capacity needs. However, recycled goods market stability introduces another cost factor in the provision of these services. The growing expense of waste disposal is further compounded by increases in collection costs in terms of labor, fuel and capital equipment. As the population increases, landfills reach capacity and new facilities are costly and difficult to site. Therefore, the objective of waste management has progressed from a narrow focus on efficient waste removal and disposal to include the broader aims of waste avoidance, minimization, and recycling options.

Purpose

The purpose of the Solid Waste section is to ensure that necessary sanitation facilities and services are in place to provide for the needs of current and future populations in the city in an environmentally responsible an economically remunerative manner. This section identifies and describes the operations of waste collection within the city and describes the City's use of the Charlotte County Landfill. This section also outlines the City's plan for solid waste disposal over the life of the Comprehensive Plan.

Relationship to the City's Comprehensive Plan

The Solid Waste section details the major issues concerning existing and future needs and addresses those issues to ensure solid waste facilities and services are in place to service the city's residents and businesses. The section relates primarily to the Future Land Use Element, Capital Improvements Element, and Intergovernmental Coordination Element as described below.

- The *Future Land Use Element* designates the locations and intensities of development that will generate solid waste.

- *The Capital Improvements Element* lists funding, which assures that the necessary solid waste facilities and services will be in place to service development. These expansions are generally phased in planning periods of five to ten years.
- *Intergovernmental Coordination* identifies the relationships between those agencies of the State of Florida that govern the collection and disposal of solid waste. The efforts also extend to collection and disposal of recycling material and hazardous waste.

XV. LEGISLATION - SOLID WASTE

Numerous federal, state, and local laws and rules regulate solid waste disposal. In addition to mandates, organizations such as the Southwest Florida Regional Planning Council (SWFRPC) have guidelines and policies with which solid waste operations are consistent. Among these rules and plans are chapters 187 and 403, *Florida Statutes*, the Federal Resource Conservation and Recovery Act, Rules 9J-5 and 62-701, *Florida Administrative Code*, and the Strategic Regional Policy Plan (SRPP).

Federal Regulations

42 U.S.C. §6901 et seq. (1976)

The Resource Conservation and Recovery Act (RCRA) was adopted by Congress in 1976 and serves as the Federal legislation which regulates the disposal of municipal solid waste by setting minimum standards for waste disposal facilities. It also established resource recovery as a national priority and mandated efforts to better utilize and manage the recycling of wastes.

State Regulations

Legislation

House Bill 7135

In 2008, the Florida Legislature enacted House Bill 7135, which created Section 403.7032, *Florida Statutes*. This established a new statewide recycling goal of 50% for 2014 and 75% to be achieved by 2020. Also, the statute directed the Florida Department of Environmental Protection (FDEP) to develop a program designed to achieve this goal and submit it to the Legislature for approval. FDEP submitted its 75% Reduction Report in January 2010. According to the FDEP 2014 Solid Waste Report, Florida's average recycling rate in 2014 was 50%, well above the 40% target rate specified in the Florida Statute. Eighteen counties led the way with recycling rates in 2014 between 50% and 70%. As of January 1, 2015, the Department also recognized 29 businesses and other organization with recycling rate of at least 50%. At least 20 state, county, and city governmental agencies reported a 2013 recycling rate of at least 50%.

Florida Statutes

Chapter 187

Chapter 187, *Florida Statutes*, details the State's comprehensive plan. The policies call for:

- The reduction of landfilled wastes of thirty percent (30%);
- County-wide solid waste collection systems that discourage littering and illegal dumping;
- Initiation of programs to develop or expand recyclable material markets;
- Strengthening and enforcing regulations regarding generation, storage, treatment, disposal, and transportation of hazardous wastes;
- Establishment of systems for identifying the location, type, and quantity of hazardous materials;

- Encouraging coordination of intergovernmental and interstate waste management efforts, such as identifying, developing, and encouraging environmentally sound wastewater treatment and disposal methods; and
- Encouraging strict enforcement of hazardous waste laws and swift prosecution of violators.

Chapter 403

Chapter 403, Part IV, *Florida Statutes*, known as the 1988 Solid Waste Management Act, greatly altered the management of solid waste for local governments within the state. It provides the ground rules for the City's Sanitation Department. The act required local governments to start recycling programs in order to reduce the amount of waste being deposited into landfills by thirty percent (30%). The act also addresses the disposal of various other wastes such as lead-acid batteries, used oil, and tires. House Bill [HB] 851 passed by the 2002 Florida Legislature modified the solid waste management goals found in Section 403.706, Florida Statues. Modified legislation requires recycling programs to be designed to recover a significant portion of at least four [4] of the following materials from the waste stream prior to final disposal; newspaper, aluminum cans, steel cans, glass, plastic bottles, cardboard, office paper, and yard trash.

Florida Administrative Code (Fla. Admin. Code)

Rule 62-701

Rule 62-701, *Fla. Admin. Code*, outlines specific State requirements regarding the operation and closure of landfills, solid waste permits, and the handling of special wastes. This rule also regulates the disposal and classification of waste, and prohibits the disposal of yard wastes in landfills with liners.

Local Regulations

The City has adopted local regulations which govern solid waste in order to be consistent with State, Federal, and regional policies.

City Ordinances

Chapter 10

Chapter 10, Article II, Solid Waste Section 10-3, of the City's *Code of Ordinances* provides the general requirements of collection and disposal of solid waste generated within the city and the associated fees. It also allows for City Council to grant non-exclusive franchises for collection that will supplement present and future City programs within the corporate limits of the city and other places where the City is authorized to collect solid waste.

Charlotte County Ordinances

Chapter 1-12

Chapter 1-12 of the *Charlotte County Codes* regulates the operation of the landfill and service collectors within the county. The ordinance implements the programs required by the Federal and State governments, as well as the goals, objectives, and policies identified in the Comprehensive Plan.

Other Regulatory Plans

Strategic Regional Policy Plan (SRPP)

The Southwest Florida Regional Planning Council assists local governments and State agencies in planning for future support service facilities before the need arises. The Council adopted a Strategic Regional Policy Plan (SRPP) in 2002, indicating that local governments within the region should support and establish recycling and hazardous waste disposal programs. Most importantly, the SRPP spurs the region to maintain physical

infrastructure to meet the growth demands of the area. The City's Comprehensive Plan must be consistent with the SRPP.

XVI. DATA AND ANALYSIS – SOLID WASTE

Inventory

The City of Punta Gorda provides curbside collection services for all solid waste, recyclables, and yard waste using a hybrid system of both internal staff and contract services.

The City provides solid waste collection twice a week for all residential customers. Collection is conducted by City staff and City-owned vehicles. For commercial customers, the City also offers collection services up to six days per week, so long as this activity does not deprive other customer of service. In addition some individual commercial properties /businesses utilize private 3rd party providers for specialized solid waste collections, primarily through compactor services. All solid waste collections, residential and commercial, are hauled to the Zemel Landfill. This landfill is owned and operated by Charlotte County on 640 acres, approximately 6 miles south of the city. The Zemel facility is the only landfill operating in Charlotte County for commercial and residential solid waste disposal.

The City also provides once a week yard waste collection to all residential and commercial customers by employing City staff and vehicles. These materials are hauled to a 370 acre, non-hazardous waste and construction debris landfill facility operated privately by Southwest Florida Land Developers (SLD) Waste Connections. This facility is also located approximately 6 miles south of the city on Zemel Road immediately adjacent to the Charlotte County landfill.

The City also provides on demand solid waste collection for bulk items. This service also utilizes City staff and vehicles. Items collected by this service are hauled, depending on their content, to one of the two landfills on Zemel Road.

The City uses contract services for the curbside collection of recyclables. These services are available to all residential customers and to commercial customers upon request. These services are provided by a single private contractor via a competitive bid process for the entire city. This contract is currently held by Waste Management and is set for expiration and rebidding.

Hazardous waste disposal is available to the city's residents in two ways. There are a limited number and type of items, including electronic waste, tires, waste oil and batteries, which the City collects via a curbside, special recycling service provided in an on-demand basis to residential customers. For all hazardous waste disposal, including those items that may be picked up curbside via the special recycling service, may be taken to the Mid-County Mini-Transfer Station owned by Charlotte County and located in Port Charlotte.

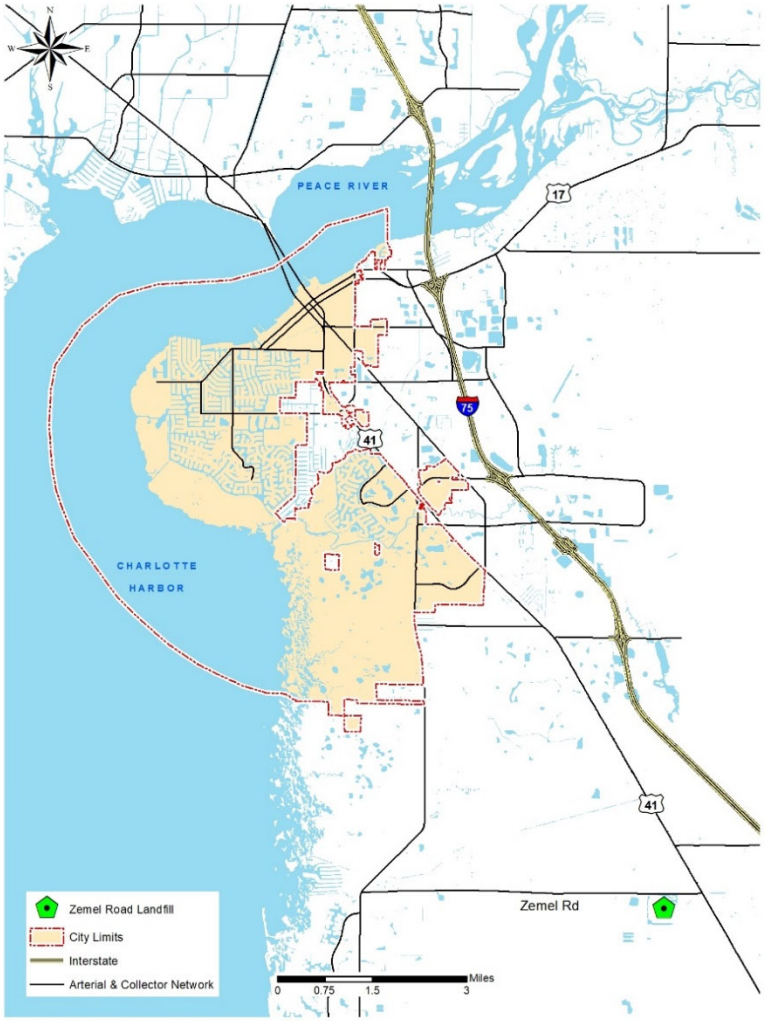
In order to further reduce the improper introduction of bio-hazardous materials into the household waste or recycling streams, the City offers two specialized-item, disposal programs. The first of these specialized, bio-hazard disposal programs is a medicine drop-off box for unused or expired prescribed medications, over-the-counter medications, and vitamins. The second specialized, bio-hazard disposal is the Home Sharps Collection Program. Both of these programs are offered through the City of Punta Gorda Fire Department at the City's main public safety building at 1410 Tamiami Trail.

Zemel Road Landfill

The Zemel Road Landfill is the only solid waste operational landfill in Charlotte County. It is located approximately 6 miles south of the city limits, about one mile north of Lee County and just west of U.S. 41. Map #38 - shows the location of the Zemel Road Landfill. The County has operated a landfill at this site since 1975. This facility is currently operating under a Class I permit issued by the Florida Department of Environmental Protection (FDEP). This

permit allows the use of 110 acres for disposal cells. This current disposal area is projected to be in use until 2039. In addition to the current disposal area, there are an additional 190 acres available for future expansion. The remaining 340 acres of the 640 acre site are devoted to wetlands mitigation, temporary holding areas for specific wastes, an administration building, and other facilities. The Landfill Life Report is updated annually, as required by 62-701, *Fla. Admin. Code*. This report identifies capacity based on population projections and the report estimates the remaining disposal capacity of the facility.

Map #38 - Zemel Road Landfill



Zemel Road Landfill Operations

Zemel Road Landfill consists of a shallow excavation into which a layer of solid waste is deposited. The waste accumulates over time and is formed into a mound. Upon reaching a design height, the solid waste receives a final cover of soil in accordance with Rule 62-701, *Florida Administrative Code*, which governs landfill site closures.

The City is included in the County's solid waste management and recycling program, which is designed to provide for sufficient reduction of the amount of solid waste generated within the county. The goals provide, at a minimum, that the amount of municipal solid waste within its boundaries is reduced by at least thirty (30) percent. The County's program is designed to recover a significant portion of the following materials from the solid waste stream prior to final disposal at a solid waste disposal facility: newspaper, aluminum cans, steel cans, glass, plastic bottles, cardboard, office paper, and yard trash.

City Collection

The City of Punta Gorda's Public Works Division provides collection services within the city limits. The predominant waste generators served by collection services are residential, commercial, and yard waste. The City customers receive collection service as follows:

- Residential Refuse: Residential household garbage is collected at curbside.
- Multi-Family and Commercial Refuse: Commercial garbage may be collected at curbside or by a dumpster depending on the property's configuration and amount of refuse generated. Trash compactor service is provided by Waste Management.
- Yard waste: Vegetative waste is collected at the curbside and may be placed in containers marked by yard waste labels or placed in bundles not exceeding certain sizes. Dumpsters may be designated for the use of yard waste at the option of multi-family or business customers.
- Recycling: All homes within the City of Punta Gorda receive curbside recycling service. Multi-family complex recyclables may be collected at the curbside or by the dumpster depending on property configuration and the amount of materials generated.
- Businesses within the City of Punta Gorda may contact Charlotte Sanitation to contract containers for recycling service.
- Used Oil: Collected at the City of Punta Gorda Warehouse
- Appliances: Collection of appliances requires special pick-up and must be requested by the customer.
- No City locations accept hazardous waste, chemicals, or tires. Household hazardous waste and sharps (needles) are accepted at the County Mini-Transfer Stations near Murdock, on Veterans. Tires may be taken to the Charlotte County Landfill on Zemel Road for disposal.

Table 3.7 identifies the amount of waste generated within the city by user.

Table 3.7 - 2012-2017 Disposal Tonnage by User for the City of Punta Gorda

	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23 Projected
Residential						
Total	6,762.81	6,921.98	7,025.93	7,085.67	7,214.82	3,449.06
Monthly Average	563.57	576.83	585.49	590.47	601.24	191.61
Commercial						
Total	3,968.10	4,053.10	3,413.05	3,855.10	3,956.17	1,538.87
Monthly Average	330.68	337.76	284.42	321.26	329.68	85.49
Yard Waste						
Total	3,553.40	3,766.51	3,845.21	3,688.65	3,710.80	356.66
Monthly Average	296.12	313.88	320.43	307.39	309.231	19.81

Source: City of Punta Gorda 2023

Level of Service (LOS)

The adopted LOS standard is 7.2 pounds of solid waste per person per day. The Sanitation Department reports that in 2022 the City collected 7,214.82 tons of waste from 19,981 residents, translating to approximately 2.18 pounds per resident per day. The department also collected 3,710.8 tons of yard waste that year from residents, equaling around 1.18 pounds per resident per day. Taken together, each house generated approximately 3.3 pounds of refuse and yard waste per day. This figure is below the adopted level of service of 7.2 pounds of total waste per person per day.

Future Facility Needs

The Zemel Road Landfill, operated and managed by Charlotte County, has sufficient capacity to dispose of solid waste until 2039 within the currently permitted 110 acres of disposal cells. In addition, the Zemel Road Landfill has another 170 acres available for supplementary disposal cells. This ancillary acreage will provide disposal capacity beyond the year 2050.

Although the landfill and solid waste collection is sufficient to serve the City of Punta Gorda's needs through the next planning horizon, the issue of landfill site expansion is of importance. Through the Conservation and Recreation Lands (CARL) Program,

the State and County have acquired significant portions of the lands that adjoin the landfill, making the facility landlocked. Charlotte County has plans to continue operating a landfill in South County past the expansion of the existing facility into the remaining permitted acreage. Future disposal needs beyond this capacity require investigating and acquiring additional land by 2035. The County plans to complete a needs analysis and financial analysis seven or eight years prior to the time the permitted facility reaches capacity. The City will monitor these plans and will review the options as they arise.

XVII. INTRODUCTION – STORMWATER MANAGEMENT

Punta Gorda is a coastal community. Its geographic location makes it prone to natural disasters, particularly flooding. As a result, the stormwater management system the City has in place must be able to accommodate deluge events to protect public health and safety, by keeping roadways navigable for emergency vehicles and stagnant water from accumulating.

Stormwater infrastructure serves the dual purpose of expediently removing excess water from a given area and treating stormwater before it is released into surrounding waterbodies. Public Works engineers must manage and balance these competing objectives. An optimal stormwater management system not only facilitates human activity, it protects the environment from contamination contained in runoff. Effective stormwater infrastructure stymies pollutants from inundating our water supply and estuarine ecosystems unobstructed.

This section, required by Rule 9J-5.011(1)(h), *Florida Administrative Code*, contains existing regulations and programs that govern land use and development of natural drainage features. The regulations and programs will be identified for their strengths and deficiencies in maintaining the functions of the natural and urbanized drainage qualities.

Purpose

Stormwater Management is "the planned control of surface runoff in natural and urban systems to prevent flooding and pollution" (Model Local Government Stormwater Management Program, DEP, 1993). The purpose of the Stormwater Management section guides the City's existing stormwater management programs and provides a framework for future programs.

Relationship of the Stormwater Management Sections to the Comprehensive Plan

The Stormwater Management section of the *Infrastructure Element* is closely related to several other elements of the Comprehensive Plan.

- Stormwater management issues are related to the *Future Land Use Element* because of potential development impacts of impervious surfaces and the drainage or run-off associated with these impacts into such natural systems as Charlotte Harbor.
- The stormwater management system impacts both the *Conservation and Coastal Management Elements* because of concerns pertaining to flooding issues, adaptation to sea level rise, and surface and groundwater quality concerns.
- Stormwater management is tied to the *Intergovernmental Coordination Element* as drainage basins generally extend beyond political boundaries and many agencies are involved in water management.
- Stormwater management is a major consideration when constructing transportation systems and must be evaluated

according to the existing goals, objectives, and policies within the *Transportation Element.*

XVIII. LEGISLATION – STORMWATER MANAGEMENT

Federal Regulations

Public Law 92-500, the "Federal Water Pollution Control Act"

U.S. Public Law 92-500, the "Federal Water Pollution Control Act", commonly referred to as the "Clean Water Act", was amended in 1977 to cover stormwater runoff into the waters of the United States. In 1990, the Federal Environmental Protection Agency issued regulations for implementation of the National Pollution Discharge Elimination System (NPDES), which is discussed in the section under Federal Programs.

The Water Quality Act of 1987

The Water Quality Act of 1987 required that the EPA issue or deny permits for industrial and certain municipal stormwater discharges. Permitting responsibility has since been transferred to the states. In Florida, the Department of Environmental Protection has the responsibility of issuing permits.

State Regulations

Senate Bill 712

The Florida Legislature's Senate Bill 712, the "Clean Waterways Act", was passed in 2020 and is now Chapter 2020-150, Laws of Florida. The bill carries a wide range of water quality protection provisions aimed at minimizing the impact of known sources of nutrient pollution and strengthening regulatory requirements. Stormwater-related pollution represents one of the largest potential contributors of nutrients throughout the state. The Clean Waterways Act directed the Florida Department of Environmental Protection and water management districts (WMDs) to update stormwater design and operation regulations under Part IV, chapter 373, *Florida Statutes*, using the latest scientific information.

Executive Order 23-06

On January 10, 2023, the Governor signed executive Order 23-06 to enhance environmental protection and expedite water quality projects. Executive Order 23-06 builds off of the Clean Waterways Act by continuing to invest in water quality improvement, protecting water resources, building resilient communities, and preserving conservation lands. It expands the Wastewater Grant Program funding from septic-to-sewer conversions and advanced wastewater treatment projects to projects that address the impacts of stormwater and agricultural runoff and aging wastewater infrastructure that increases nutrient loading to surface groundwater. The order also seeks to reduce the frequency and severity of blue-green algal blooms and red tide, as well as provide expedited hurricane recovery relief and support the completion of comprehensive vulnerability assessments for all of Florida's municipalities.

Florida Administrative Code (FAC)

Rule 40D-2

Rule 40D-2, *Florida Administrative Code*, "Basis of Review", includes stormwater system design criteria as well as technical and administrative information for applicants and permits. The Southwest Florida Water Management District's (District) Year-round water conservation measures are part of the District rules

(Rule 40D-22, *Florida Administration Code*). The rule primarily focuses on allowable irrigation practices, including lawn and landscape watering that are in place where there is no drought or other declared water shortage. The District generally uses the term "measures" instead of "restrictions" to distinguish the year-round practices from stricture watering limitations that can be imposed during a water shortage. These practices are meant to reduce wasteful irrigation habits and to help conditions lawns for drought survival.

Rule 40D-4

Rule 40D-4, *Florida Administrative Co*de, "Management and Storage of Surface Waters (MSSW)", states that Southwest Florida Water Management District (SWFWMD) governs surface water permitting and stormwater runoff. The rule implements the comprehensive surface water management permit system authorized in the Florida Water Resources Act (373 *Florida Statutes*, Part IV). A surface water management permit under 40D-4 must be obtained prior to construction, alteration, abandonment or removal of any dam, impoundment, reservoir, appurtenant work or works. The SWFWMD retains permitting authority for large projects, (over 100 acres) and projects where wetland resource (dredge and fill) applications are required. The rule regulates new surface water management systems and alterations to existing surface water management systems which will have a significant impact on the water resources of the District, including wetlands and other natural resources. This rule specifically does not apply to the use of wetlands for stormwater treatment.

Chapter 40D-6

Chapter 40D-6, *Florida Administrative Code*, "Works of the District Permit," states that a permit must be obtained prior to connecting with, placing construction across, discharging into or otherwise making use of works of the District. The rule protects existing works, and works for which planning is underway (e.g., canals, water control structures, rights-of-way, lakes and streams) from actions which would impair their ability to function as intended.

Chapter Rule 40D-8

Rule 40D-8, *Florida Administrative Code*, "Lake Levels Program", establishes guidelines (primarily in the floodplain) for development bordering lakes, conservation water storage, and recharge capabilities of lakes. It also provides levels for operation of lake control structures and a means for providing information on district consumptive use permitting (CUP) activities.

Rule 62-302

Rule 62-302, *Florida Administrative Code*, "State Surface Water Quality Standards", classifies surface waters into one of five different categories based upon the expected uses of each waterbody. The rule establishes minimum criteria for each surface water classification in order to protect public health and enhance the quality of waters of the state.

Rule 62-330

Rule 62-330, *Florida Administrative Code*, "Environmental Resource Permitting", applies to activities that involve the design of a stormwater management system, requiring them to have a permit.

Rule 62-340

Rule 62-340, *Florida Administrative Code*, "Delineation of Wetlands and Surface Waters", provides the methodology for delineating wetlands and surface waters. Rule 62-4, *Florida Administrative Code*, "Permits", FDEP/SWFWMD contains the rules regarding permit standards (standards for issuing dredge and fill,

stormwater, and water quality permits). It provides for the classification and exemption of certain waterbodies for permitting purposes and includes water quality standards. The rule also provides that permits cannot be issued for sewage facilities that directly discharge to an Outstanding Florida Water (OFW) that would lower ambient water quality, or for discharges which would degrade a downstream OFW. In order to receive permits, discharges must be in accordance with DEP standards as set out in R. 62-600, *Florida Administrative Code.*

Rule 62-40

Rule 62-40, *Florida Administrative Code*, "State Water Policy", addresses many different aspects of water resource protection and management. The stormwater and surface water management components are critical to stormwater utilities and levels of service. In 1990, the State Water Policy was revised to include policies relating to stormwater discharge rates, volume, and pollution loads discharged from a site.

Rule 62-43

Rule 62-43, *Florida Administrative Code*, "Surface Water Improvement and Management Act" (SWIM), establishes criteria for: surface water priority lists, approval of priority ranking lists, review of plans for ranked water bodies, and establishment of uniform and consistent water body management plans. The rule directs the Water Management Districts to "design and implement plans and programs for the improvement and management of surface waters". The program ranks waterbodies for statewide and regional significance for preparation of action-oriented management plans. These plans serve as a guide to local governments and water management districts in protecting and restoring these waterbodies through specific projects. Under this Act, SWFWMD has prioritized those surface waters most in need of environmental restoration and is developing plans, along with the respective local governments, for their restoration.

Rule 62-600

Rule 62-600, *Florida Administrative Code*, "Grizzle-Figg Advanced Waste Treatment Act", is intended to protect Florida's coastal waters and estuaries by requiring that effluent discharged from waste treatment facilities into certain Florida waters be treated to advanced wastewater treatment (ATW) standards were deemed necessary by FDEP. It also establishes criteria for the discharge of wastewater to certain wetlands.

Rule 62-620

Rule 62-620, *Florida Administrative Code*, "Wastewater Facility Permitting", provides for permits for constructing, modifying, or operating a domestic or industrial wastewater facility, or activity which discharges pollutants into waters of the state.

Rule 62-625

Rule 62-625, *Florida Administrative Code*, "Pollutant Pre-Treatment Requirements", provides the pre-treatment requirements for existing and new sources of pollution.

Florida StatutesChapter 373

Chapter 373, *Florida Statutes*, "Florida Water Resources Act (FWRA)", regulates the construction, alteration, maintenance, operation, and abandonment of dams, appurtenant works, impoundments, reservoirs, and works affecting waters of the state. The goal of the Act is to prevent harm to the water resources of the state. This statute also provides for the permitting of various activities including management and storage of surface waters (Part IV) and consumptive uses of water (Part II). The Act creates

Water Management Districts, who together with the FDEP, are the agencies responsible for implementing the regulatory components of the FWRA. The FWRA establishes minimum flow levels from surface water courses and minimum water levels for lakes and groundwater aquifers.

Chapter 380

Chapter 380, *Florida Statutes*, "The Florida Environmental Land and Water Management Act of 1972", ensures a water management system that will reverse the deterioration of water quality and provide optimum utilization of our limited water resources. The chapter also facilitates orderly and well-planned development and protects the health, welfare, safety, and quality of life of the residents of the state.

Chapter 403

Chapter 403, *Florida Statutes*, "Water Resources Act", provides the Florida Department of Environmental Protection with the authority to establish water quality guidelines and recognizes stormwater runoff as an important resource. The act also sets water pollution permitting conditions, establishment of National Pollution Discharge and Elimination System (NPDES) programs, and the formation of stormwater management programs. In addition, the act gives the City the power to establish and administer a local pollution control program if it complies with the provision set forth within this act.

Local Regulations

Chapter 6A, National Pollution Discharge Elimination System

This ordinance, known as the City of Punta Gorda's Stormwater Pollution Control Ordinance, was established for the purpose of maintaining efficient economic and safe operation of the separate storm sewer system and for the protection of the health safety and general welfare of the public. It is intended to prevent and abate pollution through the regulation and control of connections and discharges to the separate storm sewer system of the City.

Implementing Plans and Programs

Federal Programs

National Pollution Discharge Elimination System (NPDES)

In 1987, the Federal Clean Water Act required the U.S. Environmental Protection Agency (EPA) to establish the National Pollutant Discharge Elimination System (NPDES) and ensuing Municipal Separate Storm Sewer System (MS4) permitting programs. The program requires local governments to comply with certain conditions in order to obtain permits for existing and future stormwater management systems.

Receipt of a permit requires the preparation of an extensive baseline inventory of stormwater conveyances including ditches, paved channels, and manmade canals that discharge into the waters of the United States. Further, a water quality management plan is required that meets federal standards. The City of Punta Gorda is required to map stormwater outfalls. To achieve this mandate the City is required to develop a comprehensive stormwater quality management program, demonstrate the legal authority to control the quality of stormwater runoff, and fund the implementation of the stormwater quality management programs. An element of the NPDES MS4 program requires that permits be obtained for municipal construction projects of five (5) acres or more, landfills, power plants, airports, mass transit, vehicle maintenance facilities, and wastewater treatment plants under Phase I. Phase II encompasses anything one (1) acre and above and includes those municipalities not included under Phase I.

Coastal and Heartland National Estuary Partnership [formerly known as Charlotte Harbor National Estuary Program] (CHNEP)

In 1995, Charlotte Harbor was accepted into the National Estuary Program, which was originally hosted locally by the Southwest Florida Regional Planning Council (SWFRPC). The mission of the CHNEP is to assess the condition of Charlotte Harbor and establish requirements and targets for restoration and preservation of its natural resources. These efforts culminated in the development of a Comprehensive Conservation and Management Plan (CCMP) and financing plan for Charlotte Harbor, a blueprint that will prioritize actions and identify the means to complete them. In developing and implementing the plans, the CHNEP coordinates with the Surface Water Improvement and Management (SWIM) program of the Southwest Florida Water Management District (SWFWMD).

Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States Act (RESTORE Act)

On April 20, 2010, an explosion on the Deepwater Horizon oil rig drilling in the Gulf of Mexico caused the largest offshore oil spill in the United States, exacerbating the effects of previous natural disasters. On July 6, 2012, the President signed into law the Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies of the Gulf Coast States Act (RESTORE Act). The Act established the Gulf Coast Restoration Trust Fund in the U.S. Treasury Department. As provided in the RESTORE Act, activities, programs, and projects that are eligible for grants awarded under the Direct Component (eligible activities) include: infrastructure projects benefitting the economy or ecological resources, including port infrastructure, as well as projects that advance coastal flood protection and related infrastructure.

State Programs

Surface Water Improvement Management Plan

The Surface Water Improvement and Management Act of 1987 (Chapter 373.451-373.4595, *Florida Statutes*) created the Surface Water Improvement and Management Trust Fund for the purpose of providing state appropriated funds for the implementation of SWIM plans (373.459, *Florida Statutes*). Each individual water management district is required to make an annual request for funding of its SWIM plans. These requests may include funds for the purchase of lands and waters for the purpose of protecting surface waters, but may not be used for planning, construction, or expansion of treatment facilities for domestic or industrial waste disposal.

The Charlotte Harbor SWIM program was launched in 1992. The goal of the SWIM program is to protect the 270 square mile Charlotte Harbor Estuary by:

- Preserving natural and functional components of the ecosystem while, if feasible, restoring degraded portions;
- Preserving or restoring the quantity and quality of water necessary to support biological communities;
- Educating the public of the benefits for conserving and preserving the harbor system; and
- Developing and implementing management plans for each of the harbor's major tributaries.

The SWIM program is important to the City stormwater management program because it may determine areas of stormwater runoff which are polluting the harbor, thereby requiring stormwater management. The water quality data obtained through the program may indicate the trouble spots as well as identify the types of pollutants affecting the harbor.

Intergovernmental coordination efforts of the SWIM program continue through the Charlotte Harbor SWIM Advisory Committee, which include technical personnel from the SWFWMD, SFWMD, FDEP, Florida Fish and Wildlife Conservation Commission (FFWCC), Southwest Florida Regional Planning Council (SWFRPC), Charlotte County and other municipalities, the Charlotte County Extension Service, local environmental organizations, and private citizens concerned with the preservation, restoration, and protection of the estuary and its watershed. The SWIM Advisory Committee continues to be used for purposes such as developing and assessing SWIM projects, reviewing progress, and preparing updates of the plan as the management program proceeds.

Funding for the SWIM program comes from the SWIM Trust Fund, which distributes funding after approval of projects by the appropriate water management district, FDEP, FFWCC, and advisory committees associated with the SWIM program.

Outstanding Florida Waters (OFW)

The Outstanding Florida Waters (OFW) Program is administered by the Florida Department of Environmental Protection. This program provides a special category of water bodies worthy of additional protection because of their specific attributes (Rule 62-302.700, *Florida Administrative Code*). Water bodies that occur within national parks, wildlife refuges, national preserves and seashores, wild and scenic rivers, aquatic preserves, state parks and recreation areas, and national marine sanctuaries automatically receive OFW designation. The rules provide that permits cannot be issued for direct discharges that would degrade a downstream OFW. The rules also require that dredge and fill projects that are located within or significantly degrade an OFW must be clearly in the public interest. Additional water quality protection is provided to an OFW with regard to stormwater discharge facilities, which must treat an additional 50% of the runoff from a site. In 1979, Gasparilla Sound, Charlotte Harbor, and Cape Haze were named OFW's.

Protection of the Charlotte Harbor estuary is necessary as the City and surrounding areas adjacent to the harbor continue to develop. Efforts should continue to declare Horse Creek, a tributary to Peace River and Charlotte Harbor, an OFW. Previous efforts failed when Charlotte County tried to protect the harbor from future impacts from mining activities that are currently being proposed and permitted by the Department of Environmental Protection.

Environmental Resources Permitting (ERP)

The ERP combines FDEP's wetland resource permit with the Water Management Districts' Surface Water Management Permits (SWMP's). The process consolidates, reviews existing dredge and fill, stormwater management and sovereign lands permits, and is generally issued through consolidation of parts of chapter 403, *Florida Statutes*, currently implemented by the SWFWMD and FDEP under chapter 373, *Florida Statutes.*

Florida Department of Environmental Protection (FDEP) Surface Water Sampling Program

The FDEP operates a local surface water sampling program in Charlotte County to maintain public health and safety. The program collects results from samples of water taken by a contacted engineer at various city locations to determine water quality along the Peace River and Charlotte Harbor. The program has been in operation since 1990 and the results are logged into the FDEP's STORET data system, which allows the data to be shared with other agencies. The data gathered from this program is useful in determining surface water quality and is used as a method to gauge the amount of pollutants a water body receives and when. It is a tool in determining the success of surface water management programs.

Community Development Block Grants (CDBG's)

Community Development Block Grants (CDBGs) are grant monies available from the State for specific purposes. Sometimes these funds can be used for improvements to components of a stormwater conveyance system. At this time there are no funds from CDBG funds being utilized for this purpose.

Local Programs: Resilience

Charlotte County Master Stormwater Management Plan

The completion of the Charlotte County Stormwater Management Plan (MSMP) assisted the City's stormwater management by identifying drainage basins associated with the city. The three basins identified in South County were determined to be less dependent on structural controls, and were identified as basins that conveyed overland flow to primary drainage ditches, creeks, or rivers. Therefore, any flooding associated within these basins was directly related to the need for a maintenance program.

The actual implementation of the maintenance of the priority ditches benefits the city by providing proper water conveyance. The City regularly re-grades troubled areas of drainage that may constitute an area of standing water for 72 hours or greater. The City provides a daily maintenance program which maintains catch basins and each basin is cleaned at least once in the course of a year.

Stormwater Permits and Development Review

In cooperation with the water management districts, the City's Development Review Committee reviews stormwater permits as a part of the building permit application process as well as preliminary and final subdivision plat applications. Stormwater applications are reviewed for compliance with the City's Stormwater Pollution Control Ordinance, Sec 6A-1.1. For preliminary plats, the City personnel preemptively recommended changes and comments to the applicant, the Planning Commission, and the City Council. For final plats, any additional comments and recommendations are forwarded to the applicant and the City Council.

Boca Grande Water Quality Improvement Project

The Governor of Florida approved the Boca Grande Water Quality Improvement project for $1 million in grant funding from the Department of Economic Opportunity. The project will create two stormwater ponds to further treat the runoff from the surrounding neighborhood prior to being discharged to the North Fork of Alligator Creek and Charlotte Harbor. The drainage system upgrades will align this neighborhood with the rest of the City in ridding the community of standing water within 72 hours of the last rainfall event. The reduction in time that standing water exists will provide a reduction in habitat for mosquitoes, increase property values and increase quality of life for the residents of the area. The total estimated construction cost is approximately $5.7 million for the project. The project is being funded through a Florida Department of Economic Opportunity Community Development Block Grant, a Southwest Florida Water Management District grant and the 1% Local Sales Tax Program.

Living Shorelines

In 2019, the City, in concert with the CHNEP and Taylor Engineering, started the Living Shorelines project. Creating a living shoreline is an adaptation strategy that protects Punta Gorda from dynamic wave action. The project is part of larger efforts to re-establish oyster habitat along the shoreline, stabilize the shore during flood events, protect the adjacent environment during a disaster, and improve water quality.

Wastewater Mutual Aid Program

The City of Punta Gorda and surrounding municipalities established a mutual aid program to provide a method whereby water and wastewater utilities, sustaining physical damage from natural or manmade disasters, could obtain emergency assistance in the form of personnel, equipment, materials, and other associated equipment necessary to maintain water and wastewater facilities. The purpose of this agreement is to enhance local resiliency through marshaling regional resources in the face of natural or human disasters.

Adaptation Planning

The City of Punta Gorda remains committed to adaptation planning and creating a resilient built environment. In 2009, an assessment of regional and local vulnerabilities was conducted. During that time, the City used public participation games, individual interviews, pre- and post-workshop surveys, and other tools to identify vulnerabilities. The 2009 plan identified 54 vulnerabilities, ranked by citizens during a series of public workshops. The citizens also reached a consensus on adaptation actions for the City to implement which corresponded to the listed vulnerabilities. The vulnerability assessment was conducted to address public infrastructure within the city limits, with an emphasis on coastal flooding impacts to critical facilities and historic properties. The purpose of a vulnerability assessment is to help a municipality or community identify and prioritize structural and social assets that are likely to be impacted by future coastal flooding and sea level rise. Vulnerability assessments are broken into three components: exposure analysis, sensitivity analysis, and focus area identification and mapping. This analysis also forms the basis for complying with the "Peril of Flood" statute requirements. Upon preliminary completion of the vulnerability exposure analysis, the City engaged stakeholders and citizens to provide input in the next steps.

In 2017, the City made an update of vulnerabilities, which identified three specific adaptation focus areas and added a living shorelines element to the adaptation strategy mix. The City plans to conduct a vulnerability assessment update in 2023 to be consistent with State requirements (2040 and 2070) and the stipulations of the living shoreline pilot project. All of the strategies developed by the City are made in effort to implement the overarching vision of a community that can withstand and overcome, structurally and economically, any disaster that befalls it.

XIX. DATA AND ANALYSIS – STORMWATER MANAGEMENT

Stormwater Overview

Water flowing over the land during and immediately following a rainstorm is called stormwater runoff. In undeveloped areas, stormwater is cycled as part of the natural environment. The movement of water through the environment, from the clouds to the earth and back again, is called the hydrologic cycle. Natural processes that control stormwater are in constant change. Streams change course, natural erosion occurs, and vegetation and soil permeability change with the seasons. When humans alter the land within a watershed the changes to the natural processes accelerate creating a need for constructed stormwater management systems.

In urbanized areas and new developments, poor drainage from an increase in impermeable surfaces can result in an increase in stormwater runoff. Buildings, roads, parking areas, and exposed surfaces increase the volume and speed of stormwater runoff.

Stormwater drainage systems collect this stormwater runoff and carry it away from roadways and structures to a discharge point, preventing flooding and protecting property and watersheds.

Stormwater drainage systems may consist of curbs, gutters, storm drains, swales, channels, ditches, pipes, and culverts as well as a variety of other drainage technologies. Since stormwater drainage systems are not typically designed to treat stormwater, they may be paired with a treatment technology to address any water quality issues.

Increased runoff prevents water from seeping into the ground where pollutants may be filtered out before entering the watershed. The increase in stormwater runoff may result in flooding, soil erosion, and water pollution on a development site as well as downstream. A sound stormwater management program will reduce run-off impacts to our environment resulting from land development.

The volume of stormwater generated by a storm event, such as an excessive rainstorm, depends upon the total amount of rainfall, minus that lost by infiltration, transpiration, evaporation, and surface storage. The amount of these losses is a function of climate, soils, geology, topography, vegetative cover, and, most importantly, land use within a watershed.

Land use directly affects hydrology in several ways:

- Changes in stormwater peak flow characteristics
- Changes in runoff volume
- Changes in water quality
- Changes in hydrologic amenities

Of all the land use changes that affect an area's hydrology, urbanization is the most important. However, other land use changes within a watershed such as agriculture, forestry, and mining also alter the hydrologic cycle and create a need for stormwater management.

Inventory

This section, mandated by Florida statues, identifies operating responsibilities of stormwater management facilities, geographic service areas, predominant types of land uses, the design capacity of the stormwater management facilities, current demand, and the level of service provided by the facilities.

With minimal boundary changes since the time of Comprehensive Plan adoption, the City of Punta Gorda encompasses approximately 32 square miles including open water uplands and urbanized development along the shorelines of the Peace River and Charlotte Harbor. The City's jurisdictional boundaries contain all or part of ten (10) drainage basins as illustrated on Map # 19 *Conservation Element*.

Stormwater Drainage and Management Facilities

Some of the city's drainage basins lie within the nearly pristine Charlotte Harbor State Buffer Preserve to the south of the urbanized area of the city. These basins drain into Charlotte Harbor via sheet flow, natural streams, and some man-made conveyances such as ditches and abandoned canals. In addition to the natural water conveyance, the City of Punta Gorda's stormwater is conveyed through curbs, gutters, swales, catch basins, drainage pipes, and outfall discharge structures. In most cases these drainage systems were designed to quickly convey stormwater runoff away from developed areas in order to minimize flooding. At the time these systems were designed little emphasis was placed on stormwater water quality issues. Thus, while the system is efficient at moving the stormwater, it was not designed to minimize contamination of the runoff. However, the swale

system designed throughout the city is looked upon favorably by the FDEP and is an accepted and approved method of removing pollutants before entering into the State's waterbodies.

Land Use and Effects of Urbanization on Stormwater Management

The proximity of the City of Punta Gorda to the shores of the Charlotte Harbor Estuary can greatly impact the estuary with contamination from stormwater runoff. Encompassing approximately 4,360 square miles and covering all or part of six counties, the watershed includes runoff from the numerous municipalities and their associated commercial and residential development. The watershed also includes a variety of agricultural and mining operations. All of these man-made alterations to the natural environment directly or indirectly impact the runoff quality and quantity of both surface and groundwater resources within the watershed, which ultimately impact the quality of the estuary's ecosystem.

As a watershed urbanizes, components of its natural stormwater systems (i.e., natural depression storage, wetlands, and floodplains) may be removed or altered. Streets, sidewalks, parking lots, and buildings cover the soil, eliminating vegetation and compacting the soils. The land's surface becomes more impervious. Rainfall no longer soaks into the ground as readily as before. This causes an increase in runoff and accelerates the speed at which runoff flows (the peak discharge rate).

In an undeveloped area, the natural physical, chemical, and biological processes interact to recycle most of the materials found in stormwater. As human land use intensifies, these natural processes are disrupted and everyday activities add materials to the land surface. Leaves, animal wastes, oil, greases, heavy metals, fertilizers, pesticides, and other materials are washed off by rainfall and are carried by stormwater to our wetlands, lakes, rivers, and bays. These materials can create high pollutant loadings of:

- Sediments that clog waterways, smother bottom living aquatic organisms, and increase turbidity, thereby decreasing light penetration into water bodies, which reduces beneficial aquatic vegetation such as sea grasses.
- Oxygen demanding substances that consume the oxygen within water bodies, sometimes creating an oxygen deficit that leads to fish kills.
- Nutrients (e.g. nitrogen and phosphorus) that cause unwanted and uncontrolled growth of algae and aquatic vegetation which, in turn, changes the biological communities of our rivers, lakes, and estuaries.
- Heavy metals (such as lead, cadmium, chromium, copper, and zinc), which can disrupt the reproduction of fish and shellfish and accumulate in their tissues.
- Petroleum hydrocarbons (such as oils, greases, and polyaromatic hydrocarbons) which are toxic to many aquatic organisms.
- Coliform bacteria and viruses that can contaminate lakes and shellfish waters, closing them to swimming and harvesting.
- Excessive fresh water, which changes the salinity of estuaries, alters the types of organisms that live in estuaries, and disrupts this important nursery area.

Although Florida's stormwater management programs helped to reduce stormwater pollution from land uses after 1982, many of the state's water resource problems are caused by older stormwater management systems that were built primarily for drainage. Modifying these older systems to reduce their impacts on Florida's water bodies presents a major challenge, not only to the state, but also to local governments.

The City of Punta Gorda currently addresses stormwater quality through a series of site specific and programmatic activities that include:

- Installation of inlet placards at all inlets that discharge into surface water bodies;
- Street-sweeping programs which reduce the amount of pollutants and debris from entering surface waters;
- Isolated improvements on a case-by-case basis, or in conjunction with other infrastructure improvements, being made to public and private sites;
- Installation of Grate Inlet Baskets (GIB's) in numerous stormwater basins to collect and hold debris and sediment before entering into State water bodies; and
- Installations of under-drains at various locations within the city limits to filter out pollutants before entering a State water body.

The City is fully aware of the necessity for ecosystem or watershed management in order to protect the health of the estuary that surrounds it. It is also committed to the continuance and completion of these studies in order to generate the best management strategies for the City's future stormwater management programs.

As the population grows, the area covered by impervious surfaces will also increase. The result may also increase surface water pollution entering the watershed. As the quantity of stormwater runoff and the public's desire for higher levels of service increases, the ability of current facilities to handle runoff will decrease. Stormwater management techniques, as described in this element, will be used to protect water quality and prevent flooding.

The continuing operation of the City's existing stormwater management system requires periodic maintenance to remove siltation, sedimentation, debris, and nuisance vegetation. Such maintenance requires access to and along canals, ponds, and lakes. In some cases access is not available, principally because the City's stormwater management system was constructed prior to the establishment of regulations requiring the provision of adequate easements.

Throughout the city there are individual private stormwater management systems with lakes and drainage ways, which serve only the on-site drainage requirements of specific developments, and are not considered part of the city-wide stormwater management system. Maintenance responsibility for these on-site private facilities lies with private entities. Monitoring to confirm that these private systems are adequately maintained is the responsibility of the private development for SWFWMD permit criteria.

Public Stormwater Management Facility Development

The development of stormwater management facilities in the city is relatively difficult and expensive due to the city's low elevation, engineering, and real estate constraints. The designing and building of such facilities are generally contracted out to private engineering and construction firms. The primary concerns relating to stormwater management facilities relate to capacity and design life.

Quality of Discharge

The City's approach to level of service for the quality of discharge should be consistent with the recommendations being developed by the Coastal and Heartland National Estuary Partnership (CHNEP) and the requirements of State Water Policy.

Level of service criteria for stormwater quality should at a minimum maintain water quality consistent with the final pollutant

load reduction goals or TMDL's (total maximum daily loads) established by the relevant State and Federal water quality programs. Pollutant load reduction goals will be implemented according to a schedule provided in the Southwest Florida Water Management District's Water Management Plan and FDEP.

Quantity of Discharge

Establishment of level of service standards for quantity of discharge must account for various magnitudes of storm events and acceptable levels of flooding. In 1993, the Water Management Districts throughout the state prepared draft stormwater level of service standards for consideration. These levels of service standards were based on providing varying degrees of flood protection based on the nature of the facility and the acceptability for potential flooding. Roads shall be passable during flooding. Roadway flooding depth less than or equal to a six-inch depth at the outside edge of the pavement is considered passable. "Flooding at sites" refers to standing water in agricultural land, developed open or green space (yards and parking lots, etc.), and undeveloped lands designated for future development.

Stormwater Flood Risks

Floods are one of the most common hazards in the state of Florida. In the city, flood effects are local issues, impacting a neighborhood or community, and can impact a large area, affecting entire river basins and multiple states. The city's low elevation and poorly-drained soils make it susceptible to numerous flooding events. The periodic flooding results from tropical weather, as well as prolonged periods of heavy rains.

The residents and businesses of the City of Punta Gorda participate in the National Flood Insurance Program (NFIP). The NFIP is a federal program enabling property owners in participating communities to purchase insurance as protection against flood losses in exchange for State and community floodplain management regulations that reduce future flood damages.

The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA), also known as the 100-year floodplain. This area is the standard used by most federal and state agencies as a standard for floodplain management and to determine the need for flood insurance. A structure located within this special flood hazard area has a 30 percent chance of suffering flood damage during the term of a 30-year mortgage.

Floodplain Management

Responsibility for flood loss reduction is shared by all units of government— local, state, and federal—and the private sector. Fulfilling this responsibility depends on having the knowledge and skills to plan and implement needed floodplain management measures. The fundamental floodplain management program that most others are built on is the National Flood Insurance Program (NFIP).

Floodplain management is the operation of a community program of corrective and preventative measures for reducing flood damage. These measures take a variety of forms and generally include requirements for zoning, subdivision or building, and special-purpose floodplain ordinances.

The City participates in both the NFIP and the Community Rating System (CRS). The voluntary CRS rating system encourages and rewards community efforts aimed at reducing flood losses and promoting the awareness of flood insurance.

A major benefit to residents of CRS rated communities is that they may receive flood insurance premium rate credits which lower insurance costs. FEMA, through the CRS program, rates each community on a scale from one to ten, with one being the best

obtainable rating. The City of Punta Gorda has maintained a rating of Class 5 since 2016. This classification results in a 25% reduction in flood insurance rates for qualifying properties within the city.

Maintenance of Public Stormwater Management Facilities

The Public Works Engineering and Right-of-Way Divisions are tasked with providing routine maintenance of the City's stormwater conveyance systems, stormwater management facilities, and stormwater infrastructure. The Public Works Engineering Department receives service requests from residents who require routine maintenance of their stormwater roadside conveyance system (drainage swales). These requests are then inspected and scheduled accordingly with the Right-of-Way Division.

Level of Service

Level of Service for Stormwater Facilities

The City requires all applicants to obtain a stormwater management permit from the Southwest Florida Water Management District (SWFWMD) for all projects requiring the Development Review Committee (DRC) review. The City requires that stormwater management projects provide for storage and filtration of the first one-half inch of rainfall for all projects. Also, the post-development run-off rate may not exceed the pre-development rate of the site. The City also requires that, if on-site retention is not required, a finding must be made that a City facility can handle the stormwater run-off. In addition to the letter of acceptance from SWFWMD, the following standards must be met:

- A finding must be made that the existing stormwater and drainage facilities, including any on-site facilities required of the applicant/developer, will retain a 25-year frequency design storm with a 24-hour duration in accordance with current Southwest Florida Water Management District regulations for a Modified Type 2 storm with seven and five-tenths (7.5) inches of rainfall.
- A finding must be made that the stormwater retention needs of the service area for which building permits have been issued, or which are occupied, available for occupancy, or for which stormwater facilities capacity have been reserved, have sufficient existing retention capacity.

Level of Service for Roads

All roads being built must also meet stormwater requirements as follows:

- Arterial and Collector roadways shall be designed with the lowest pavement elevation at or above the design high-water elevation, resulting from a 25-year frequency, 24-hour duration rainfall event, distributed in accordance with a Soil Conservation Service (SCS) Technical Release 55 (TR-55) Modified Type 2 storm, assuming an antecedent moisture condition of 2.
- Local residential streets shall be designed with the pavement centerline at or above the design high-water elevation resulting from a 5-year frequency, 24-hour duration rainfall event, assuming an antecedent moisture condition of 2.
- Parking facilities shall be designed with a maximum temporary detention depth of 0.75 feet, resulting from a 5-year frequency, 24-hour duration rainfall event, distributed in accordance with a SCS TR-55 Modified Type 2storm, assuming an antecedent moisture condition of 2. Retention storage above parking areas is prohibited.

Future Direction

The City of Punta Gorda will continue to work towards the goals, objectives, and policies set forth in this document. The City will implement the goals, objections, and policies (GOP) by:

- Developing and implementing a Master Stormwater Management Plan,
- Planning for the strategic implementation of system modifications to mitigate the risks associated with sea level rise,
- Managing stormwater runoff to minimize flooding of lands and the degradation of water quality,
- Ensuring that stormwater management facilities are in place and available to serve all new development,
- Maintaining our Community Rating System certification under the Federal Emergency Management Agency,
- Ensuring stormwater management programs are adequately funded and implemented, and
- Managing development within the Federal Emergency Management Agency 100-year floodplain.

Challenges for the City are associated with the impact of development on the stormwater management system and the future annexation of vacant lands. The development review process, permit issuance, and level of service standards assist the City in offsetting the impact of development on the stormwater management system.

XX. GOALS, OBJECTIVES, AND POLICIES

Goal 3.1: To provide an efficient and cost effective water and sanitary sewer utility system to all residents of Punta Gorda and the unincorporated service area through the 2045 planning horizon, consistent with the Water Supply Facilities Work Plan 2021 Update, in the most economically efficient and environmentally responsible manner.

Objective 3.1.1: City of Punta Gorda will provide a safe and effective water system to meet the present demand and projected future portable water needs.

Policy 3.1.1.1: Continue to use the newly constructed brackish groundwater wellfield and reverse osmosis treatment facility in order to provide additional treatment capacity and reliability to the system.

Measurement: *The annual monitoring and compliance with the water use permit.*

Policy 3.1.1.2: The City of Punta Gorda will comply with the conditions and requirements set forth in the City's existing water use permit for the Shell Creek reservoir.

Measurement: *Annual monitoring of the water use permit.*

Policy 3.1.1.3: The City of Punta Gorda will utilize and maintain the City's hydraulic water model to identify inefficiencies in the water distribution system and will develop water distribution system capital improvement projects to eliminate these deficiencies and improve the reliability of the water system.

Measurement: *Number of identified inefficiencies and capital improvements completed.*

Policy 3.1.1.4: The City will maintain a diverse water supply to maximize its resiliency.

Measurement: *Capacity of various water sources relative to total annual average daily demand.*

Policy 3.1.1.5: The City will maintain a wellfield management plan for withdrawal points to ensure sustainable production of the wellfield as part of its water use permit, issued by the SWFWMD.

Measurement: *Track management plan updates and maintenance of SWFWMD water use permit.*

Objective 3.1.2: The City will put in place emergency planning strategies, to be enacted during or after an emergency event, that maintain or restore the operations of water and wastewater facilities.

Policy 3.1.2.1: The City will identify and map key infrastructure (networks, pipelines, or points of production or distribution) that may be affected in the event of an emergency.

Measurement: *Annual updates of inventory and mapping of key infrastructure vulnerable to emergencies.*

Policy 3.1.2.2: The City will recommend or require standby power generators for critical infrastructure in case of extended power outages, based on FDEP regulatory standards.

Measurement: *Inventory of standby power generators relative to critical infrastructure that require these systems.*

Objective 3.1.3: The City of Punta Gorda will continue to provide a safe and efficient sanitary sewer system to meet the present and projected future utility needs.

Policy 3.1.3.1: The City of Punta Gorda will continue to upgrade the wastewater facilities as identified in the WWTP Alternatives Evaluation Summary Report and other planning activities.

Measurement: *The implementation of the recommendations identified in the WWTP Alternatives Summary Report.*

Policy 3.1.3.2: Punta Gorda will continue to evaluate the technical, financial, and regulatory feasibility of a water reuse system to offset demands on the potable system.

Measurement: *The completion of the water reuse study evaluation every five (5) years as required by the water use permit.*

Policy 3.1.3.3: Expand the existing wastewater treatment plant when needed to meet the future sanitary sewer needs and wastewater projections.

Measurement: *The completion of the wastewater treatment plant expansion.*

Policy 3.1.3.4: Comply with the conditions and requirements set forth in the City's wastewater permit.

Measurement*: Annual monitoring of the wastewater permit.*

Policy 3.1.3.5: Evaluate the cost-benefit of eliminating septic system areas within the Utility Service Area and pursue alternative funding strategies to implement the recommendations.

Measurement: *The number of septic tanks eliminated as a result of the area specific analysis.*

Policy 3.1.3.6: The City of Punta Gorda will identify inefficiencies in the wastewater collection system and develop wastewater capital improvement projects to eliminate these deficiencies and improve the reliability in the wastewater system.

Measurement: *Number of identified inefficiencies and capital improvements completed.*

Policy 3.1.3.7: Complete an inflow and infiltration study of the wastewater collection system annually to increase the technical feasibility of the development of a reuse water system.

Measurement*: Completion of the annual inflow and infiltration study.*

Policy 3.1.3.8: Continue investment in capital improvement projects that reduce inflow and infiltration into the wastewater collection system to

increase the technical feasibility of the development of a reuse water system.

Measurement: *The capital improvements projects completed that reduce inflow and infiltration in the wastewater collection system.*

Policy 3.1.3.9: Continue to monitor regulatory requirements that may necessitate the implementation of advanced wastewater treatment systems.

Measurement: *Annual assessment of regulatory requirement changes and determination of impacts.*

Objective 3.1.4: The City will enact water quality protections aimed at minimizing the impact of known nutrient pollution sources by seeking funding to construct, upgrade, or expand water facilities, provide advanced wastewater treatment, convert septic-to-sewer, and dedicate funding to increase alternative water supply.

Policy 3.1.4.1: The City will continue to identify, examine, and address impacts from nonpoint sources, including septic systems, package plants, and aging wastewater infrastructure within the utility service area that increases nutrient loading to surface groundwater.

Measurement: *Inventory and mapping of wastewater infrastructure (City Utility or privately owned), which may contribute to nonpoint source pollution.*

Policy 3.1.4.2: Strategically engage with State agencies, legislators, and stakeholders to identify the most effective and beneficial water quality improvement projects.

Measurement: *Record of the engagement strategies, including meetings, lobbying efforts, and other similar activities.*

Policy 3.1.4.3: Continue to seek grant monies for and prioritize septic-to-sewer conversions.

Measurement: *Documentation of projects for which grant applications have be submitted.*

Policy 3.1.4.4: Partner with State and Federal agencies to improve long-term comprehensive planning that ensures sustainable growth while protecting our natural resources, including prioritizing sewer connections and advanced wastewater systems that can sustain increased population demands.

Measurement: *Record of intergovernmental meetings and correspondence.*

Objective 3.1.5: The City will take emergency preparedness measures to ensure that water and sewer services maintain or regain operations as efficiently and expediently as possible in the event of a natural or man-made disaster.

Policy 3.1.5.1: Identify and map key infrastructure and vulnerable areas that may be affected by flooding.

Measurement: *Map and inventory of such areas and infrastructure including periodic updates.*

Policy 3.1.5.2: Create an emergency action plan that incorporates strategies to be deployed during and immediately after a disaster event to maintain water and wastewater facilities, including provisos for: a) regaining power to water pumps and water and wastewater facilities via standby power generators; b) participating in programs or inter-local agreements with organizations and governments that provide emergency assistance in the form of personnel, equipment, materials, and other necessary materiel.

Measurement: *Annual updates to emergency action plan.*

Policy 3.1.5.3: The City will participate in programs with other municipalities or governments that facilitate the availability of wastewater services after a natural or man-made disaster.

Measurement: *Record of all active intergovernmental agreements.*

Policy 3.1.5.4: The City will continue to participate in the Regional Mutual Aid Program.

Measurement: *Record of continued participation in the Regional Mutual Aid Program.*

Objective 3.1.6: The City will enact programs, mandated by the FDEP, that protect drinking water from contamination.

Policy 3.1.6.1: Continue to conduct activities to comply with the Cross Connection Control Program requirements that survey and inspect all commercial and residential connections to the City's system to prevent backflow or "back siphonage".

Measurement: *Annual report of Cross Connection Control Program actions taken.*

Goal 3.2: The City of Punta Gorda will continue to plan for the delivery of water and wastewater services to facilitate a compact and contiguous urban growth pattern.

Objective 3.2.1: Punta Gorda will adhere to the following planning principles regarding utility extensions.

Policy 3.2.1.1: Punta Gorda will update the Ten-Year Water Supply Facilities Work Plan within 18 months after the District approves updates to its Regional Water Supply Plan, pursuant to section 163.3177(6)(c), *Florida Statutes.*

Measurement: *The completion of updates of the Water Supply Facilities Work Plan.*

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Policy 3.2.1.2: Utility extension over the next planning period will involve consideration of proximity to existing urbanized areas for the effect on the efficient use of existing and planned utilities infrastructure, the City's future land use needs, and the desire to encourage compact and contiguous growth.

Measurement: *The number of utility extension projects completed.*

Policy 3.2.1.3: Water and sewer line extension proposals will be reviewed for compact and contiguous development and provision of services to land uses encouraging or increasing economic development efforts.

Measurement*: Number of line extension proposals reviewed.*

Objective 3.2.2: Coordinate with the Future Land Use Map to ensure that development and building permits are issued based on adequate potable water availability and an adopted level of service.

Policy 3.2.2.1: Maintain the existing level of service standard ordinance for potable water to 141 gallons per person per day or 287 gallons per ERU per day to meet average day water demands.

Measurement: *Review level of service standard for new development.*

Policy 3.2.2.2: Maintain the existing level of service standard ordinance for wastewater to 83 gallons per person per day or 169 gallons per ERU per day to meet wastewater treatment capacity.

Measurement*: Review level of service standard for new development.*

Policy 3.2.2.3: Review all land use amendments, zoning changes, or utility service area extensions to determine the availability of utility system capacity.

Measurement: *Number of applications reviewed.*

Policy 3.2.2.4: Deny the issuance of permits for new development that would result in exceeding the adopted water level of service standards.

Measurement: *Number of applications not issued due to lack of concurrency with adopted level of service standard.*

Goal 3.3: The City of Punta Gorda will develop conservation measures to assist in decreasing water consumption on a per capita basis.

Objective 3.3.1: The City of Punta Gorda will continue to evaluate and implement conservation measures to decrease per capita demand to a goal of 123 gpd per ERU, as documented in the existing water use permit.

Policy 3.3.1.1: The City will evaluate the feasibility of developing a reuse system as outlined in the existing water use permit.

Measurement: *Completion of reuse feasibility study.*

Policy 3.3.1.2: Modify the City's existing Land Development Regulations to encourage water conservation and Florida-friendly landscaping.

Measurement: *The inclusion of the water conservation provisions and Florida-friendly landscaping requirements into the Land Development Regulations.*

Policy 3.3.1.3: Implement the Southwest Florida Water Management District (SWFWMD) emergency water shortage plan when necessary by implementing the appropriate watering restrictions during times of drought.

Measurement: *Implementation of water restrictions as required by SWFWMD.*

Policy 3.3.1.4: Continue to educate residents about water conservation by providing updates in City communications.

Measurement: *Notices provided in water bills, City's website, or through local media outlets.*

Policy 3.3.1.5: Follow the SWFWMD's water conservation measures to reduce irrigation demands by adoption of City ordinance.

Measurement: *Documentation of said ordinance and record of actions taken to ensure compliance.*

Goal 3.4: The City of Punta Gorda will provide a safe and sanitary system for the collection, disposal, reuse, and recycling of solid waste.

Objective 3.4.1: The City of Punta Gorda will provide a safe and efficient solid waste collection system to meet the present and projected future sanitation needs.

Policy 3.4.1.1: Continue to utilize the Zemel Road Landfill as a solid waste disposal site to meet the City's 20-year solid waste demand needs.

Measurement *The annual review of tonnage capacity remaining in the Zemel Road landfill.*

Policy 3.4.1.2: The City of Punta Gorda will continue to invest in capital equipment to for the safe and efficient collection of solid waste.

Measurement*: The amount of capital equipment purchased.*

Policy 3.4.1.3: The City of Punta Gorda will meet either of the following two level of service standards:

a) As a condition for building permit or development order issuance, the necessary solid waste facilities and services will be in place and available to serve that new development prior to the issuance of a certificate of occupancy; or
b) As a condition of building permit or development order issuance, the necessary solid waste facilities and services are guaranteed to be in place and available to serve that new development prior to the issuance of a certificate of occupancy. This guarantee may be in the form of an enforceable Development Agreement, adopted pursuant to section 163.3220, *Florida Statutes*, or an agreement or Development Order issued pursuant to chapter 380, *Florida Statutes*.

***Measurement**: The number of building permits or development orders approved annually.*

Goal 3.5: The City of Punta Gorda will continue to participate in a county-wide recycling and waste diversion program, which will result in a reduction of the amount waste disposed of at Zemel Road Landfill by at least thirty percent (30%).

Objective 3.5.1: The City of Punta Gorda will continue to encourage increased participation in recycling programs.

Policy 3.5.1.1: Punta Gorda will continue to assess its recycling efforts and continue to develop programs to reduce the volumes of solid waste taken to the landfill. These programs may include, but are not limited to; curb-side recycling in single-family areas; multi-family and commercial recycling programs; as well as programs to collect and dispose of special wastes such as oil, batteries, and paint. The basis for the recycling program shall continue to be:

a) A City waste removal service that can dispose of 5.0 pounds of solid waste per resident per day, excluding recycled materials.
b) A City waste removal service that can provide for the recycling of 2.2 pounds of recyclables per resident per day.
c) A City waste removal service that can remove all yard waste to an appropriate shredding, milling, or similar operation.

***Measurement:** The completion of a comprehensive report on recycled waste and the implementation of its recommendations.*

Policy 3.5.1.2: Punta Gorda will maintain or increase the per capita amount of solid waste and yard waste that are recycled or otherwise not deposited in the landfill.

***Measurement:** An annual report of recycled waste.*

Policy 3.5.1.3: The City of Punta Gorda will increase the number of recyclable containers to its customers to increase the amount of recycling material collected.

***Measurement:** The increase in recyclable containers used in the program and the amount of material collected annually.*

Policy 3.5.1.4: The City will continue to comply with and exceed the County's adjusted recycling ceiling rates placed on specified categories.

***Measurement**: The weight of the recyclables collected annually compared to the annual landfill tonnage.*

Policy 3.5.1.5: Punta Gorda will continue its public education programs to encourage residents and businesses in the City to participate in recycling efforts.

***Measurement:** The number of public information messages on solid waste recycling provided to City residents and businesses.*

Policy 3.5.1.6: The City of Punta Gorda will institute a program to purchase products made with recycled materials when the purchases are cost effective.

Measurement: *The number of products purchased by the City made with recycled products.*

Policy 3.5.1.7: The City will conduct a waste audit to evaluate potential reductions in the amount and cost of waste removal.

Measurement: *Record of waste audit.*

Objective 3.5.2: Punta Gorda will support Charlotte County's efforts to increase the capacity of the Zemel Road Landfill site or transfer station sites.

Policy 3.5.2.1: Punta Gorda will support Charlotte County's efforts to increase the capacity of the Zemel Road Landfill site or transfer station sites through the existing financing mechanism.

Measurement: *The annual amount of City taxes paid in support of the County landfill.*

Goal 3.6: The City of Punta Gorda will ensure the safe and efficient hazard waste collection and disposal system to meet the present and projected future needs.

Objective 3.6.1: The City of Punta Gorda will continue to encourage increased participation in hazard waste collection programs.

Policy 3.6.1.1: The City of Punta Gorda will continue to encourage residents and businesses to participate in the County's hazardous waste programs.

Measurement: *The number of informational products distributed to residents and businesses regarding hazardous waste programs.*

Policy 3.6.1.2: The City of Punta Gorda will continue to educate residents regarding Charlotte County's drop-off stations and their collection methods.

Measurement*: The number of educational brochures and announcements distributed to the City's residents.*

Policy 3.6.1.3: The City will continue to collect medical waste (i.e. sharps and pills) and facilitate their disposal through the fire and police departments.

Measurement: *Annual report of continued medical waste program.*

Goal 3.7: The City of Punta Gorda will provide a safe, efficient, and cost-effective stormwater management system, which will improve and preserve the manmade and natural drainage systems, minimize the effects of non-point sources on the Charlotte Harbor Estuary, and mitigate flood risks to the community from both storm events and sea level rise.

Objective 3.7.1: The City of Punta Gorda will provide a safe, efficient, and cost-effective stormwater management system to meet the present and projected future stormwater needs.

Policy 3.7.1.1: The City of Punta Gorda will develop and implement stormwater programs and practices to improve the quality and reduce the quantity of stormwater run-off before it is discharged into Charlotte Harbor and the Peace River as well as mitigate flood risks.

Measurement: *The development of a Stormwater Plan for the City.*

Policy 3.7.1.2: The City of Punta Gorda will inventory stormwater structures, inventory storm-related data, identify severe and nuisance flooding issues, and develop a capital improvements program to implement the plan.

Measurement: *The implementation of a Stormwater Plan for the City.*

Policy 3.7.1.3: The City of Punta Gorda will identify water quality issues based on the existing stormwater system and develop capital improvements program to improve the quality of water within the area.

Measurement: *The implementation of a Stormwater Plan for the City.*

Objective 3.7.2: The City of Punta Gorda will continue to implement the National Pollutant Discharge Elimination System as a means of addressing stormwater quality.

Policy 3.7.2.1: The City will complete and implement a Stormwater Plan.

Measurement: *Existence of a Stormwater Plan and record of its continued implementation.*

Policy 3.7.2.2: The City will continue to implement best management practices (BMPs) for stormwater management and flood control, such as street-sweeping, catch-basin cleaning, swale reconstruction, annual inspection of facilities, etc. to advance water quality standards or reduce flooding.

Measurement: *Annual report of these activities.*

Policy 3.7.2.3: The City will continue to require new construction and redevelopment to be covered by stormwater design requirements in Rule 40D-4, *Fla. Admin. Code,* and meet design requirements for water quality as specifically contained in the Basis of Review (BOR) for Environmental Resource Permit Applications within the SWFWMD, described in Florida Administrative Code Rule 40D-4.091. For projects involving existing stormwater systems not required to be improved per the standards of R. 40D-4 and involving a permit from the City's Development Review Committee (DRC), the DRC will require stormwater system improvements. (Examples of projects requiring DRC permits are expansions of cubicle content or substantial renovation of commercial structures.)

Measurement: *Progress report completed annually for maintenance to drainage facilities or structures, street sweeping, and other activities affecting stormwater.*

Policy 3.7.2.4: Punta Gorda will cooperate with Charlotte County in the development of stormwater facilities in drainage basins that overlap city boundaries.

Measurement: *Adoption of a joint agreement with Charlotte County for the development of stormwater facilities that overlap jurisdictions.*

Objective 3.7.3: Punta Gorda will maintain or expand existing stormwater facilities in public rights-of-way or easements and require private and public developments to provide onsite stormwater management facilities consistent with applicable regulations.

Policy 3.7.3.1: Punta Gorda will continue to maintain the City's swale systems.

Measurement*: Progress report completed annually for swale restoration program.*

Policy 3.7.3.2: The City will develop a maintenance system for the underground stormwater conveyance infrastructure.

Measurement: *The development of a stormwater infrastructure maintenance plan.*

Policy 3.7.3.3: Punta Gorda will provide and maintain stormwater facilities, in rights-of-way and easements, to one- and two-family structures in existing subdivisions that are exempted from current stormwater regulations, as allowed by the City's annual capital improvement process.

Measurement: *Progress report completed annually for maintenance to drainage swales.*

Policy 3.7.3.4: Punta Gorda will enforce stormwater management regulations for all new development or redevelopment in accordance with methodologies approved by SWFWMD.

Measurement: *Number of DRC applications reviewed.*

Policy 3.7.3.5: Punta Gorda will continue to require developers to:

a) Provide for soil stabilization and erosion control devices during construction.
b) Provide stabilization of all stormwater facilities when completed.
c) Provide stormwater facilities that attenuate a 25-year, 24-hour design storm in accordance with SWFWMD methodologies.
d) Provide stormwater facilities such that the post-development runoff rate does not exceed the pre-development runoff rate for the site. On developments that are less than two acres of impervious area and ten acres in total size, minimum water quality volumes shall be provided.
e) Provide certification by a professional engineer that the stormwater facilities were built according to approved plans and permits.

Measurement: *The number of DRC approvals granted requiring stormwater*

approvals and number of building permits issued.

Policy 3.7.3.6: New or reconstructed City arterial and collector roadways shall be designed with the pavement centerline elevation at or above the design high-water elevation resulting from a 25-year-frequency, 24-hour-duration rainfall event, and the anticipated impacts of sea level rise within the capital maintenance lifecycle shall be considered for mitigation through a cost-benefit analysis.

Measurement: *Number of new arterial and collector streets built in conformity to these requirements. Degree of conformity achieved by designed improvements to existing arterial and collector streets.*

Objective 3.7.4: Punta Gorda manages stormwater runoff through non-structural programs aimed at reducing property damage caused by flooding, improvements to water quality, and the protection of natural drainage systems.

Policy 3.7.4.1: Punta Gorda will maintain or improve its classification under the National Flood Insurance Program (NFIP) Community Rating System (CRS) by:

a) Acquiring additional open space in areas subject to storm damage or flooding.
b) Maintaining the City's natural drainage ways, canals, swales, retention, and detention basins.
c) Maintaining programs and projects that address problems of repetitive property loss because of flooding.
d) Protecting natural drainage ways from impacts of land use and development practices on the flood mitigation characteristics of drainage ways that may arise from sedimentation, re-directing flows, increasing potential run-off, etc.

Measurement: *The five-year recertification by FEMA of the City's class rating and new City applications to improve its classification.*

Policy 3.7.4.2: Punta Gorda will continue to implement regulations pursuant to participation in the Federal Emergency Management Agency's National Flood Insurance Flood Damage requirements that provide construction standards and minimum building elevations for new buildings and substantial improvements to existing buildings.

Measurement: *Annual number of building permits for which flood elevations and/or flood proofing is a requirement.*

Policy 3.7.4.3: Punta Gorda will continue to fund stormwater construction and maintenance programs through the general fund of the City or an alternative funding source approved by the City Council.

Measurement: *Annual Capital Improvements budget to fund stormwater and swale improvements.*

Objective 3.7.5: The City will implement a stormwater management plan to mitigate the effects of flooding on the water quality of the Charlotte Harbor Estuary and the surrounding waters, and reduce the impact of stormwater on urban land uses.

Policy 3.7.5.1: Maintain wastewater treatment plant operations that do not discharge to a surface water body, complying with stormwater pollution prevention (SWPP).

Measurement: *Annual report of wastewater treatment plant discharge operations.*

Policy 3.7.5.2: The City will design and implement, through ordinance, best management practices aimed at reducing nutrient and total suspended solid loads to receiving waters.

Measurement: *Documentation of said ordinance and record of actions taken to ensure compliance.*

Policy 3.7.5.3: Punta Gorda will reduce tidal flooding by maintaining check valves in stormwater management systems within the Adaptation Areas identified in the 2018 City of Punta Gorda Adaptation Plan Update.

Measurement: *Annual report of maintenance activities for existing check valves within the Adaptation Areas.*



4

HOUSING

Housing Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

In 1884, surveyor Kelley B. Harvey platted out streets and blocks along the Peace River according to instructions from Isaac Trabue, the founder of the subdivision that would become the City of Punta Gorda. All waterfront property was designated as parks, and the streets were to 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, were able to outvote him and revert the name to Punta Gorda during the incorporation process. Thirty-four (34) men, including four (4) African-American citizens and carpenters stranded here after building the old Hotel Punta Gorda, met at the Tom Hector Building in Hector's Pool Hall and drafted the incorporation papers.

The adequacy of the housing stock is addressed in terms of the following:

- Condition of structures
- The availability and distribution of units at different levels of cost and affordability, including special housing needs of those with low and moderate incomes, and other groups
- The ability of the housing production system to meet the various needs of the community

The *Housing Element* is designed to provide an inventory of housing within the city including historically significant and special housing. The analysis of the inventory includes:

Housing needs (present and future) for various segments of the population. The analysis portion reviews the supply of housing, substandard housing, sites for housing, household income levels, mobile homes, group homes, foster care facilities, and conservation of historically significant neighborhoods. Evaluation of this analysis leads to certain principles that are addressed in the Goals, Objectives, and Policies Section. To achieve those goals, policies are formulated to guide implementation and specific steps are then designed to measure the success of the policies.

This element is based on the aggregation of best available data from the Census 2020 and 2010, the American Community Survey 2012-2016, the Shimberg Center for Affordable Housing at the University of Florida, Charlotte County, the City of Punta Gorda, and work prepared for the City including the Plan Punta Gorda 2019 Citywide Master Plan and the 2019 Economic Development and Budgetary Analysis.

II. INTRODUCTION

Today, Punta Gorda boasts a city size of approximately thirty-two (32) square miles, located on the southwestern coast of Florida about one hundred (100) miles south of Tampa and twenty-five (25) miles north of Fort Myers.

In 2004, the City of Punta Gorda received a direct landfall hit from Hurricane Charley. The cost of Hurricane Charley included a significant loss in the city's affordable and low-income housing, which fundamentally altered the physical characteristics of the city.

The City of Punta Gorda has rebuilt many single-family, multi-family, and commercial structures as part of its years-long recovery efforts following the impact of Hurricane Charley. However, due to increased construction and land costs, the city continues to struggle with overall housing affordability.

The *Housing Element* provides guidelines for protecting the city's important housing resources. It is the premise of this element that housing needs must weigh far more heavily than they have in the past in planning and redevelopment decisions; and that, in the long run, planning for housing opportunities will be beneficial to the city's inhabitants and, at the same time

provide for the growth and development envisioned for the next 20 years.

Purpose

The purpose of this element is to assist and guide our local governments to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate-income, low-income, and very-low-income households, group homes, foster care facilities, and households with special housing needs.

The *Housing Element* of the City of Punta Gorda's Comprehensive Plan will act as the guide to local decision-makers in their efforts to enact policy that will affect the housing needs of the city's residents.

The element examines existing household characteristics and existing housing quality to determine current (short-term) needs, while population projections and housing trends will be considered when determining future (long-term) needs.

It is important to note that the *Housing Element* addresses needs which will primarily be dealt with by the private sector. The City, due to its small size, builds no housing itself; however, the City actively engages in the creation of a regulatory environment that is supportive of innovative for-profit, non-profit, and governmental partnerships and programs to support the delivery and retention of affordable housing units.

The City's Land Development Regulations and applicable building codes guide the private sector in the development and construction of housing.

Relationship to the City's Comprehensive Plan

The *Housing Element* is closely related to several other elements in the City's Comprehensive Plan:

- The *Future Land Use Element* identifies land to accommodate the housing needs of the city by designating land for single-family and multi-family residential, mixed-use, sufficient amounts of land for related uses, and providing for compact and contiguous pattern of development.
- The *Transportation Element* addresses the requirements necessary to meet traffic needs resulting from trips to and from shopping, work, and leisure activities while addressing alternative modes to reduce auto-dependency.
- The *Infrastructure Element* addresses public facilities and services needs necessary for housing development.
- The *Recreation and Open Spaces Element* addresses the facilities necessary to meet the recreational and quality-of-life needs of households.
- The *Capital Improvements Element* addresses the provision, timing, and financing of the various capital improvements needed to maintain or achieve identified levels of service (LOS) to households for the various kinds of public facilities.

III. LEGISLATION

Federal Regulations

The American with Disabilities Act of 1992

The Americans with Disabilities Act (ADA) prohibits discrimination against people with disabilities in several areas, including employment, transportation, public accommodations, communications and access to state and local government' programs and services. This legislation stipulates that handicapped persons have access to multi-family housing units.

The Civil Rights Act of 1968 and The Fair Housing Amendments Act of 1988

These legislations are the primary legislation directed toward ending discrimination in housing. These laws are designed to ensure that individuals of similar income levels in the same

housing market have equal housing choices regardless of their race, color, religion, sex, handicap, familial status, or national origin. Over the succeeding years, other legislation has been enacted which addresses specific needs of target populations.

The Housing and Community Development Act of 1974

This legislation is a United States federal law that, among other provisions, amended the Housing Act of 1937 to create Section 8 housing, authorizes "Entitlement Communities Grants" to be awarded by the United States Department of Housing and Urban Development, and created the National Institute of Building Sciences.

The Public Housing Act of 1937

This legislation was the first Federal program designed to address housing on a national level. The Act allows for creation of the local Public Authorities to own and operate housing units.

The Federal HOME Investment Partnerships Act

This Act was established in 1992 to increase the production of housing that is affordable to low-income households. HOME funds are distributed to participating and non-participating jurisdictions. Local units of government, for profit or non-profit agencies may request HOME funds.

Florida Statutes

The State Fair Housing Act

Part II of Chapter 760 of the *Florida Statutes* outlines the State's Fair Housing Act. This Act follows federal law and makes it unlawful to discriminate against any person in any aspect of the rental or sale of housing. The Act established a written complaint process with timelines for the Commission to investigate and resolve such complaints; first through voluntary compliance, and then through civil and criminal sanctions.

The William E. Sadowski Affordable Housing Act 1992

This Act creates a dedicated source of revenue by increasing the documentary stamp taxes on real estate transactions. These funds are then provided for affordable housing purposes. This Act also created the State Housing Initiatives Partnership (SHIP) Program which allows for a minimum amount of money each year to be used at the discretion of the governing body for affordable housing.

The City no longer receives SHIP funds directly from the State of Florida. Charlotte County does receive funding for the entirety of the county.

The Florida Accessibility Code for Building Construction of 1994 Edition with 1997 Addendum

This act relates to the mobility and access needs of handicapped persons. The purpose and intent of this Act is to incorporate into the laws of Florida the accessibility requirements of the Americans with Disabilities Act of 1990, while at the same time to maintain those provisions of Florida law that are more stringent than the ADA accessibility guidelines. In 1997 the legislature amended the Act to complete the move to establish consistency of the Florida accessibility building code to the Federal ADA Accessibility Guidelines.

Chapter 163, *Florida Statutes*

Chapter 163, *Florida Statutes*(Local Government Comprehensive Planning and Land Regulation Act- also known 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 land use, housing, and conservation.

Chapter 163.3177, *Florida Statutes* – Comprehensive Plan Elements

This chapter describes the required and optional elements of a local comprehensive plan, including studies and surveys. One of primary functions of a comprehensive plan is to discourage

the proliferation of urban sprawl. Section (9) (b) determines that a plan will be considered to have fulfilled this primary function if, among other things, it provides for compact development and a mix of uses at densities and intensities that support a range of housing choices.

This chapter also describes the principles, guidelines, standards, and strategies to be followed in the *Housing Element*, which include:

- The provision of housing for all current and anticipated future residents of the jurisdiction;
- The elimination of substandard dwelling conditions;
- The structural and aesthetic improvement of existing housing;
- The provision of adequate sites for future housing, including affordable workforce housing, housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities;
- The provision for relocation of housing and identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement;
- The formulation of housing implementation programs; and
- The creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction.

Chapter 163.3178, *Florida Statutes* - Coastal Management

The Statutes also include the ability to increase density within the Coastal High Hazard Area (CHHA), provided the criteria for mitigation for a comprehensive plan amendment in a coastal high-hazard area is defined as subsection (8). (The coastal high-hazard area is the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.) Application of mitigation and the application of development and redevelopment policies, pursuant to s. 380.27(2), and any rules adopted thereunder, shall be at the discretion of the local government.

This is critical to an area such as the city of Punta Gorda, where various housing types are needed, but the boundaries are such that the majority of the city falls within a Category 2 or less. At the discretion of the local government, allowances for increased density may be made under the Planned Development process where there is a commitment to provide affordable housing, to preserve wetlands or other resources, to provide land for needed public facilities, 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's that satisfy *Florida Statutes* chapter 163.3178 (8)(a) or (b).

This allows the local government to identify the appropriate type of mitigation provided and requires proposed density increases in the Coastal High Hazard Area must ensure that for a category five (5) storm event (as measured on the Saffir-Simpson scale), a minimum 16-hour adopted level of service for an out-of-county hurricane evacuation is maintained, or that a 12-hour evacuation time to shelter, and shelter space reasonably expected to accommodate the residents of the development, contemplated by a proposed comprehensive plan amendment is available.

Local Regulations

City Ordinance - Anti-Displacement Policy, Appendix B of the City of Punta Gorda Analysis of Impediments to Fair Housing

The City of Punta Gorda will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or

converted to a use other than as low/moderate income housing as a direct result of activities assisted with CDBG funds, as required by Section 104(d) of the Housing and Community Development Act of 1974, as amended (the Act), and implementing regulations at 24 CFR 570.496a..... The City of Punta Gorda will provide relocation assistance, as described in 570.496a(b)(2), to each low/moderate income household displaced by the demolition of housing or by the conversion of a low/moderate income dwelling to another use as direct result of assisted activities.

City Ordinance - Fair Housing Ordinance, Ordinance No. 1764-13 City of Punta Gorda Code of Ordinances

This ordinance states that It is the policy of the City of Punta Gorda, Florida, in keeping with the laws of the United States of America and the spirit of the Constitution of the State of Florida, to promote through fair, orderly and lawful procedure the opportunity for each person so desiring to obtain housing of such person's choice in this jurisdiction without regard to race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age, and, to that end, to prohibit discrimination in housing by any person.

City Ordinance – Building Regulations Chapter 7 City of Punta Gorda Code of Ordinances

The Building Regulations addresses the regulatory function of the City regarding building construction, includes "green building program" requirements, adopts permit fees, and provides standards for safe/unsafe housing and structures. The green building program is voluntary for private projects and includes expedited permitting as well as project marketing as an incentive for participation in the program.

City Ordinance - Affordable Housing Impact Fees Chapter 11A City of Punta Gorda Code of Ordinances

This Chapter is intended to encourage the provision of new units of owner-occupied affordable housing within the city of Punta Gorda by providing for deferral of payment of City imposed fees on qualifying units of Affordable Housing and for Impact Fee Transfers that may be used in payment of City imposed impact fees for new units of Affordable Housing where the demand for capital facilities generated by previously existing development has been permanently reduced on another site.

City Ordinance - Planning Chapter 16A City of Punta Gorda Code of Ordinances

Planning, adopts the Comprehensive Plan by ordinance and establishes the Planning Commission as the local planning agency for the City of Punta Gorda.

City Ordinance - Land Development Regulations (LDR) Chapter 26 City of Punta Gorda Code of Ordinances

The City of Punta Gorda intends to update portions of Chapter 26 to implement recommendations in the 2019 Citywide Master Plan, including adopting a form-based code for certain areas within the city. The description of Chapter 26 below reflects the pre-existing status of Chapter 26 in the year 2020.

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

Article 2 - Purpose and Intent

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 - Regulating Districts

The City of Punta Gorda regulates the density and configuration of new residential construction. There are three (3) zoning districts that allow mixed-use developments. Additionally, the article allows accessory dwelling units in the Neighborhood Residential (NR) Zoning District. The Form Based Code to be adopted by the City, will include in more detail, provisions for

each regulating districts that new developments will have to follow.

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 in the neighborhood residential (NR) district is 3,500 square feet in order to encourage affordable infill housing development on many of the city's older vacant lots, otherwise, the minimum lot size is 9,000 square feet.

Article 4 –Uses Permitted with Conditions

Section 4.2 – Accessory Dwelling

This section allows for accessory dwellings on lots where a principal dwelling has already been established.

Section 4.5 – Group Homes

This section allows for group homes in any residential districts and promotes inclusion in housing.

Section 4.22 – Home-Based Businesses

This section allows for small home-based businesses, which promotes a live work environment.

Article 5 - Planned Developments

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

Article 8 – Standards of General Applicability

Section 8.16 – Transfer of Development Rights [TDRs]

This section allows the transfer of the lawful development rights pertaining to the allowable density and/or intensity of use held by a property owner from one parcel of land which is targeted for limited development to another parcel of land, which can accommodate the added development density/intensity permitted on the first parcel.

Section 8.22 – Density, Adult Congregate Living Facilities

This section specifies that density for Adult Congregate Living Facilities shall not exceed a net of 30 supported dwelling units per acre.

Section 8.24 – Rooming/Boarding House

This section allows a single-family home to be used as a rooming/boarding house, if approved by Special Exception in the General Multi-family and City Center zoning districts, under certain conditions.

Article 16 – Application Review and Approval Requirements

This article specifies the requirements and process for approval of development projects. Generally, except for single-family homes, all development requires approval of a "Development Plan". The Land Development Regulations require that prior to issuance of a building permit for projects requiring approval of a development plan, applicants must provide required information and the various review departments must make findings of compliance with applicable regulations.

Ordinance 1484-07 – Reallocation of Density

This ordinance allows for reallocation of density within Punta Gorda's Coastal High Hazard Area pursuant to Section 163.3178(9), *Florida Statutes*.

Ordinance 1504-07 - Impact Fee Deferral Ordinance

To ensure regulations do not add excessive cost to units of affordable housing to low-income households, the City of Punta Gorda realized the need for additional units of owner-occupied, affordable housing and that the need for affordable housing and additional capital facilities can be balanced through certain impact fee incentives. Therefore, the City of Punta Gorda created and adopted an Impact Fee Deferral Program. The program is intended to encourage the provision of new units of owner-occupied affordable housing within the city by providing for the deferral of payment of City-imposed impact fees on qualifying units and for Impact Fee Transfers that may be used

in payment of City-imposed impact fees for new units of Affordable Housing where the demand for capital facilities generated by previously existing development has been permanently reduced on another site. This program is intended to further affordable housing goals and objectives for the City of Punta Gorda.

Local Programs

State Housing Initiatives Partnership (SHIP) Program

The Florida Housing Finance Corporation (Florida Housing) administers the State Housing Initiatives Partnership (SHIP) program, which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low, and moderate-income families. The City participates through an Interlocal Agreement in Charlotte County's SHIP program. In exchange for receiving the City's annual SHIP funds (estimated between $200,000 and $500,000 annually), Charlotte County staff makes a good faith effort to fund affordable housing projects in the City of Punta Gorda.

Punta Gorda Housing Authority's Public Housing and Housing Choice Programs

The Punta Gorda Housing Authority's (PGHA) mission is to provide quality, affordable rental housing and rental subsidies to qualified low-income households within its jurisdiction of Charlotte County. Established pursuant to State law, PGHA has a contractual relationship with HUD to implement programs established by Congress according to federal laws and regulations. PGHA operates the Public Housing program and the Housing Choice Voucher program (also known as Section 8) for low-income residents within its jurisdiction.

Charlotte Housing Development Corporation

Charlotte Housing Development Corporation is an entity set up through Charlotte County for the purpose of developing affordable housing.

Trabue Woods Economic Development Corporation (TWEDC)

Trabue Woods Economic Development Corporation is composed of local community activists that are committed to revitalizing the historic Trabue Woods Neighborhood.

Bernice Russell Community Development Corporation (BRCDC)

Bernice Russell Community Development Corporation is composed of local community activists that are committed to revitalizing the historic Trabue Woods Neighborhood.

Gulf Coast Partnership

The Gulf Coast Partnership's mission is to facilitate community-wide initiatives to understand community needs, identify and implement best practices to meet those needs, and to raise the quality of life for all residents.

Trabue Woods Initiative

The Trabue Woods Initiative is a grassroots collaboration that is proposing to refocus area efforts to form a community-wide association.

Cornerstone Program

The Cornerstone Program is designed to provide home buying assistance by way of below-market-rate down payments using SHIP funding to low-income households.

IV. INVENTORY & DATA

Existing Conditions

Punta Gorda's housing stock is diverse in age, condition, and occupancy, including a significant number of seasonal housing units. Detailed information on housing characteristics reflects the best available data as compiled from the U.S. Census Bureau, Charlotte County, the Shimberg Center for Affordable Housing at the University of Florida, the 2015 Punta Gorda Analysis of Impediments to Fair Housing Choice, and the 2019 Punta Gorda Economic Development and Budgetary Analysis. Information is provided for both the City of Punta Gorda and Charlotte County (unincorporated) for comparison.

Demographics

Punta Gorda hosts 19,472 year-round residents living in 9,772 households, according to 2018 estimates by ESRI, a national demographic data provider. The Census counts people as residents if they live in the jurisdiction for more than six (6) months of the year. A significant share of Punta Gorda homeowners live in the city for one, two, or three months in the winter, so this count underestimates the number of people living in the city (outside hotels) during those months by as much as 18 to 20 percent. Shown in Table 4.1, the city's population has grown 17.0 percent from 2010 to 2018, more rapidly than in Charlotte County or Southwest Florida as a whole.

Table 4.1 – Population and Household Trends, 2000-2020

	City of Punta Gorda		Master Plan Area		Charlotte County		Southwest Florida[1]	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population								
2000	15,368	N/A	20,489	N/A	141,614	N/A	1,423,838	N/A
2010	16,641	N/A	22,878	N/A	159,978	N/A	1,802,533	N/A
2018	19,472	N/A	27,133	N/A	180,525	N/A	2,066,692	N/A
2000-2018 Change	4,104	26.7%	6,644	32.4%	38,911	27.5%	642,854	45.1%
2000-2010 Change	1,273	8.3%	2,389	11.7%	18,364	13.0%	378,695	26.6%
2010-2018 Change	2,831	17.0%	4,255	18.6%	20,547	12.8%	264,159	14.7%
Households								
2000	7,678	N/A	10,054	N/A	63,859	N/A	617,828	N/A
2010	8,443	N/A	11,261	N/A	73,370	N/A	777,842	N/A

2018	9,772	N/A	13,208	N/A	81,648	N/A	884,935	N/A
2000-2018 Change	2,094	27.3%	3,154	31.4%	17,789	27.9%	267,107	43.2%
2000-2010 Change	765	10.0%	1,207	12.0%	9,511	14.9%	160,014	25.9%
2010-2018 Change	1,329	15.7%	1,947	17.3%	8,278	11.3%	107,093	13.8%
Note: [1]Southwest Florida includes Charlotte, Collier, Lee, Manatee and Sarasota counties.								
Source: ESRI, Community Profile, 2019; Partners for Economic Solutions, 2019.								

Age Distribution

Most striking among the city's demographics is the age distribution. With a median age of 66.3 years in 2018, 54% of the population is aged 65 or over with another 18% aged 55-64, underscoring Punta Gorda's role as a retirement community. Southwest Florida has 31% of its residents 65 or over with a median age of 51.3 years. Even Charlotte County has a much lower concentration of retirees with 39% aged 65 or over with a median age of 59.2 years. Meanwhile, only 4.5% of city residents are aged 25-34 and 4.6% aged 35-44 years.

Table 4.2 – Population Distribution by Age, 2018

	City of Punta Gorda		Master Plan Area		Charlotte County		Southwest Florida	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population by Age								
0 to 19 Years	1,667	8.6%	2,656	9.8%	25,171	13.9%	384,125	18.6%
20 to 24 Years	416	2.1%	697	2.6%	6,401	3.5%	97,135	4.7%
25 to 34 Years	877	4.5%	1,448	5.3%	13,857	7.7%	210,209	10.2%
35 to 44 Years	894	4.6%	1,454	5.4%	13,849	7.7%	199,482	9.7%
45 to 54 Years	1,529	7.9%	2,211	8.1%	19,167	10.6%	233,632	11.3%
55 to 64 Years	3,577	18.4%	4,703	17.3%	31,170	17.3%	307,715	14.9%

65 to 74 Years	5,755	29.6%	7,523	27.7%	38,082	21.1%	340,395	16.5%
75 to 84 Years	3,571	18.3%	4,846	17.9%	23,316	12.9%	206,884	10.0%
85 Years and over	1,187	6.1%	1,595	5.9%	9,512	5.3%	87,115	4.2%
Total	**19,473**	**100.0%**	**27,133**	**100.0%**	**180,525**	**100.0%**	**2,066,692**	**100.0%**
Median Age	**66.3**		**65.5**		**59.2**		**51.3**	
Note: [1] Southwest Florida includes Charlotte, Collier, Lee, Manatee and Sarasota counties.								
Source: ESRI, Demographic and Income Profile, 2019; Partners for Economic Solutions, 2019.								

In-Migration

Charlotte County's migration patterns are revealing. The American Community Survey (ACS) conducted annually by the U.S. Census Bureau includes questions on where residents lived the previous year. Averaging data for 2012 through 2016, the ACS data indicate that an average of 9.5 percent of county residents moved into the county each year with an additional 6.9 percent moving within the county. Forty-five percent of the new residents came from elsewhere in Florida, 49 percent from elsewhere in the U.S., and 6 percent from abroad.

The greater detail provided by the 2011 to 2015 database revealed that the largest share of new residents were aged 55 to 64 (18.4 percent) with 15.6 percent aged 65 to 74 and 9.5 percent aged 75 or over. Charlotte County has been less successful in attracting younger workers and young families. Only 11.2 percent of new residents were aged 25 to 34, with another 9.7 percent aged 35 to 44.

Table 4.3 – In-Migrants to Charlotte County by Age, 2011-2015

Age Group	Nonmovers	Former Residence				Total Residents
		Charlotte County	Different County in Florida	Different State	Abroad	
Percent Distribution by Migration Status						
Under 20 years	77%	13%	5%	3%	1%	100%
20 to 24 years	70%	12%	12%	5%	1%	100%
25 to 34 years	70%	16%	8%	6%	0%	100%
35 to 44 years	78%	11%	6%	4%	1%	100%
45 to 54 years	83%	7%	5%	4%	0%	100%

55 to 64 years	86%	4%	2%	7%	1%	100%
65 to 74 years	90%	3%	2%	5%	1%	100%
75 years or older	90%	5%	2%	2%	1%	100%
Total Residents	**83%**	**7%**	**4%**	**4%**	**1%**	**100%**
Percent Distribution by Age Group						
Under 20 years	13%	26%	18%	11%	16%	14%
20 to 24 years	4%	7%	12%	5%	5%	4%
25 to 34 years	6%	15%	14%	9%	5%	7%
35 to 44 years	8%	12%	12%	7%	10%	8%
45 to 54 years	12%	11%	16%	12%	1%	12%
55 to 64 years	17%	9%	10%	26%	22%	17%
65 to 74 years	21%	8%	9%	21%	22%	20%
75 years or older	19%	12%	9%	9%	18%	17%
Total Residents	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Source: American Community Survey, 2011-2015; Partners for Economic Solutions, 2019.						

Households

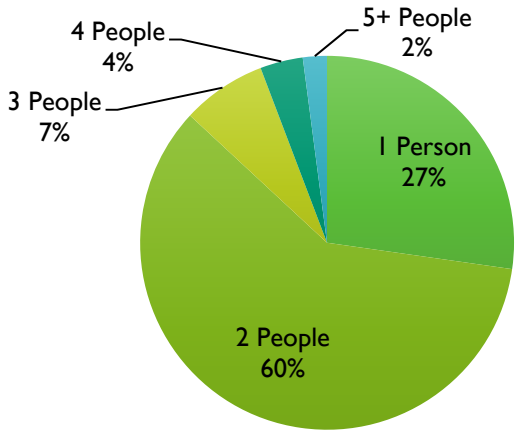
As one would expect in a community dominated by retirees, Punta Gorda households are relatively small, with an average of 1.95 persons per household as compared with 2.63 persons per household in the U.S. as a whole. That includes 27.3 percent of the population living alone and 59.7 percent living in two-person households. Charlotte County households are somewhat larger at 2.14 persons per household, reflecting the larger number of families.

Table 4.4 – Punta Gorda Households by Size, 2020

	City of Punta Gorda		Master Plan Area		Charlotte County		Southwest Florida	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Households by Size								
1 Person	2,681	27.9%	3,133	27.8%	20,932	28.5%	220,920	28.4%
2 People	5,547	57.7%	6,474	57.5%	35,634	48.6%	337,157	43.3%
3 People	867	9%	881	7.8%	8,007	10.9%	93,717	12.0%
4+ People	521	5.4%	467	4.1%	5,221	7.1%	70,339	9.0%

Total Households	**9,616**	**100.0%**	**11,261**	**100.0%**	**73,370**	**100.0%**	**777,842**	**100.0%**
Average Household Size	**1.95**		**1.99**		**2.14**		**2.28**	
Note: [1] Southwest Florida includes Charlotte, Collier, Lee, Manatee and Sarasota counties.								
Source: 2010 U.S. Census; Partners for Economic Solutions, 2019.								

Chart 4.1 – Punta Gorda Households by Size, 2010



Household Incomes and Wealth

Punta Gorda households are relatively affluent, with a median household income of $59,507 – 24 percent above the $47,821 median for county households living outside the city. For retirees, household income is not always the best indicator of purchasing power. ESRI provides estimates of net household wealth, which includes total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets, and mutual fund shares, stocks, etc. Punta Gorda households are estimated to have a median net worth of $337,000 and an average net worth of $2.3 million. These levels are much higher than those for Charlotte County, where the median net worth is estimated at $192,000 and the average net worth at $1.3 million. By age group, Punta Gorda's seniors hold the highest levels of wealth. Households with householders aged 55 or over have median household incomes well in excess of $250,000 and average net worths of $2.5 to $2.8 million. In contrast, households with householders aged 35 to 44 have a median net worth of $31,000, and those with householders aged 45 to 54 have a median net worth of $96,000.

Table 4.5 – Households by Income, 2018

	City of Punta Gorda		Master Plan Area		Charlotte County		Southwest Florida	
	Number	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
Household Income								
Less than $25,000	1,651	16.9%	2,555	19.3%	17,729	21.7%	170,543	19.3%
$25,000 to $34,999	1,049	10.7%	1,546	11.7%	9,897	12.1%	93,751	10.6%
$35,000 to $49,999	1,322	13.5%	2,007	15.2%	14,218	17.4%	133,927	15.1%
$50,000 to $74,999	1,814	18.6%	2,359	17.9%	17,199	21.1%	172,343	19.5%
$75,000 to $99,999	1,313	13.4%	1,688	12.8%	9,464	11.6%	108,751	12.3%
$100,000 to $149,999	1,168	12.0%	1,413	10.7%	7,808	9.6%	109,874	12.4%
$150,000 or more	1,454	14.9%	1,641	12.4%	5,333	6.5%	95,746	10.8%
Total	**9,771**	**100.0%**	**13,209**	**100.0%**	**81,648**	**100.0%**	**884,935**	**100.0%**
Median Household Income	**$59,507**		**$53,775**		**$48,544**		**$54,622**	
Note: [1] Southwest Florida includes Charlotte, Collier, Lee, Manatee and Sarasota counties.								
Source: ESRI, Household Income Profile, 2019; Partners For Economic Solutions, 2019.								

Chart 4.2 – Households by Income, 2018

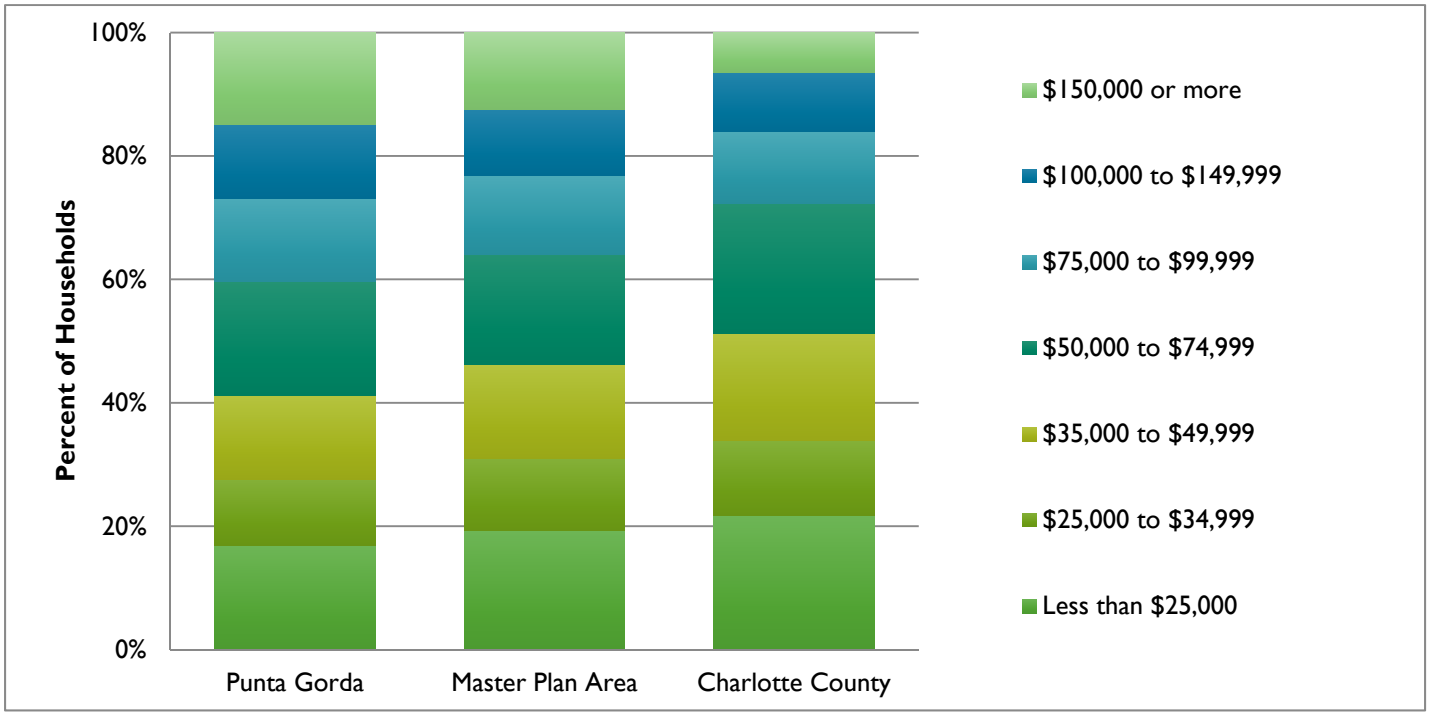
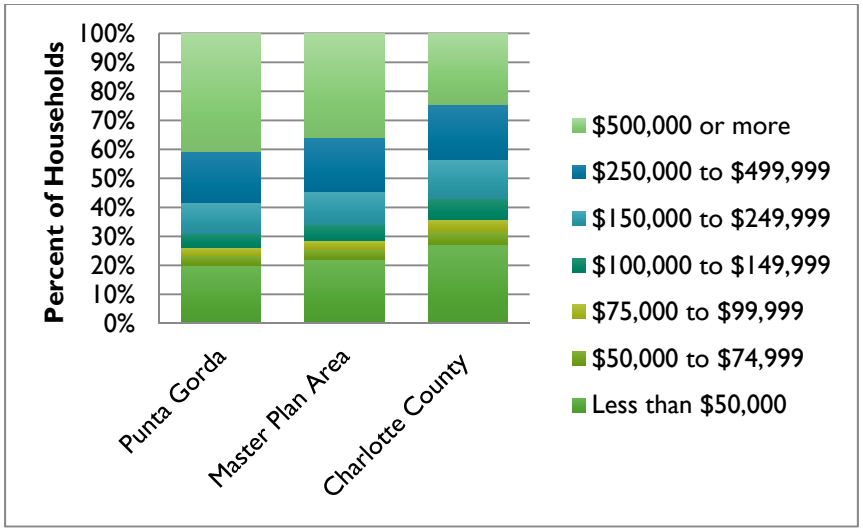


Table 4.6 – Households by Wealth, 2018

	City of Punta Gorda		Master Plan Area		Charlotte County		Southwest Florida	
	Number	%	Number	%	Number	%	Number	%
Household Wealth								
Less than $15,000	1,347	13.8%	2,024	15.3%	14,627	17.9%	180,835	20.4%
$15,000 to $34,999	395	4.0%	578	4.4%	4,862	6.0%	59,696	6.7%
$35,000 to $49,999	213	2.2%	308	2.3%	2,649	3.2%	30,193	3.4%
$50,000 to $74,999	322	3.3%	459	3.5%	3,739	4.6%	41,311	4.7%

$75,000 to $99,999	286	2.9%	413	3.1%	3,504	4.3%	39,373	4.4%
$100,000 to $149,999	481	4.9%	723	5.5%	5,814	7.1%	61,476	6.9%
$150,000 to $249,999	1,017	10.4%	1,523	11.5%	10,870	13.3%	99,952	11.3%
$250,000 to $499,999	1,739	17.8%	2,440	18.5%	15,611	19.1%	136,266	15.4%
$500,000 or more	3,970	40.6%	4,740	35.9%	19,972	24.5%	235,833	26.6%
Total	**9,770**	**100.0%**	**13,208**	**100.0%**	**81,648**	**100.0%**	**884,935**	**100.0%**
Median Household Wealth	**$336,593**		**$287,449**		**$192,128**		**$172,360**	
Average Household Wealth	**$2,314,070**		**$2,058,668**		**$1,310,858**		**$1,327,936**	
Note: [1] Southwest Florida includes Charlotte, Collier, Lee, Manatee and Sarasota counties.								
[2] Net worth is total household wealth minus debt, secured and unsecured. Net worth includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc.								
Source: ESRI, Household Income Profile, 2019; Partners For Economic Solutions, 2019.								

Chart 4.3 – Households by Wealth, 2018



Housing Market

The Punta Gorda housing stock is dominated by single-family houses, with 57.5 % of all units detached and 5.3 percent attached (townhouses) by 2016. An additional 9.4 percent were in duplexes, triplexes, or quadplexes. Only 8.7 percent of units were in structures with 20 or more units. Mobile homes constituted 3.2 percent of the housing stock. Based on data from the American Community Survey from 2012 through 2016, well over half of the city's housing units were built since 1990.

According to the 2020 Decennial Census, the city has a total of 13,145 housing units, of which 3,010 or 22.9 percent are vacant. The latest information on the nature of vacant units comes from the 2020 Census, which was impacted by the Covid 19 pandemic. Data from the 2010 census, which was impacted by the ongoing housing crisis showed 1,616 or 51.5 percent of the total 3,137 vacant units at that time, were held for seasonal or occasional use. That number is probably significantly higher today, given the presence of Airbnb.com, VRBO.com, and other online mechanisms for short-term rentals, as well as the rise of remote work caused by the pandemic. The one moderating factor would be the anecdotal reports of an increased number of homeowners deciding to retire to Punta Gorda year-round.

Housing Units by Types

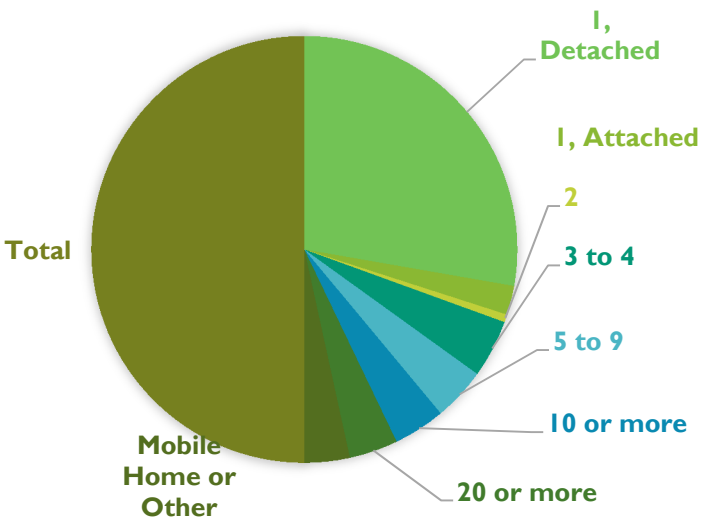
According to the 2021 American Community Survey (ACS) 5-Year Estimates, a total of 13,145 housing units were located in the city of Punta Gorda. Of these units, 7,227 (55.4%) were detached single-family housing units, 573 or 4.4% were attached single family units, 154 or 1.2% were duplexes, 1,142 or 8.8% were triplexes or fourplexes, 3,032 or 23.2% ranged from 5 to 20 or more units. From the remaining 909 units, 6.9% were mobile homes, and 0.1% were others (RV, vans, boats, or any other living quarters not previously defined).

As compared to the unincorporated Charlotte County, shown in Table 4.7 and Chart 4.2, there is a significant difference in the percentages of multi-family and mobile home housing types. This is generally due to more urban development patterns with higher densities of residential development.

Table 4.7 – Punta Gorda Housing Units by Number of Units in Structure, 2021

	City of Punta Gorda		Master Plan Area		Charlotte County		Southwest Florida	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Units in Structure								
1, Detached	7,227	55.4%	9,257	56.6%	32,906	77.9%	578,585	52.9%
1, Attached	573	4.4%	710	4.3%	1,245	2.9%	78,588	7.2%
2	154	1.2%	315	1.9%	408	1.0%	27,075	2.5%
3 to 4	1,142	8.8%	999	6.1%	1,240	2.9%	46,515	4.3%
5 to 9	1,047	8.0%	1,097	6.7%	1,351	3.2%	60,417	5.5%
10 or more	1,021	7.8%	951	5.8%	3,286	7.8%	67,424	6.2%
20 or more	964	7.4%	728	4.4%	N/A	N/A	64,343	5.9%
Mobile Home or Other	896	6.9%	1,895	11.6%	1,826	4.3%	113,207	10.3
Total	**13,024**	**100.0%**	**15,952**	**100.0%**	**42,262**	**100.0%**	**1,093,464**	**100.0%**
Note: [1] Southwest Florida includes Charlotte, Collier, Lee, Manatee and Sarasota counties.								
Source: 2021 American Community Survey (ACS), 5-Year Estimates; Partners for Economic Solutions, 2019.								

Chart 4.4 – Punta Gorda Housing Units by Number of Units in Structure, 2021



Housing Units by Tenure (Owner or Renter)

Punta Gorda households overwhelmingly own their own homes. Though the Great Recession impacted the number of homeowners, owner-occupied households now represent 82.6 percent of all Punta Gorda households. The ratio is somewhat lower in the Master Plan Area (81.7%) and lower still in Charlotte County (79.5%). Homeownership stands at 72.2 percent in Southwest Florida as a whole.

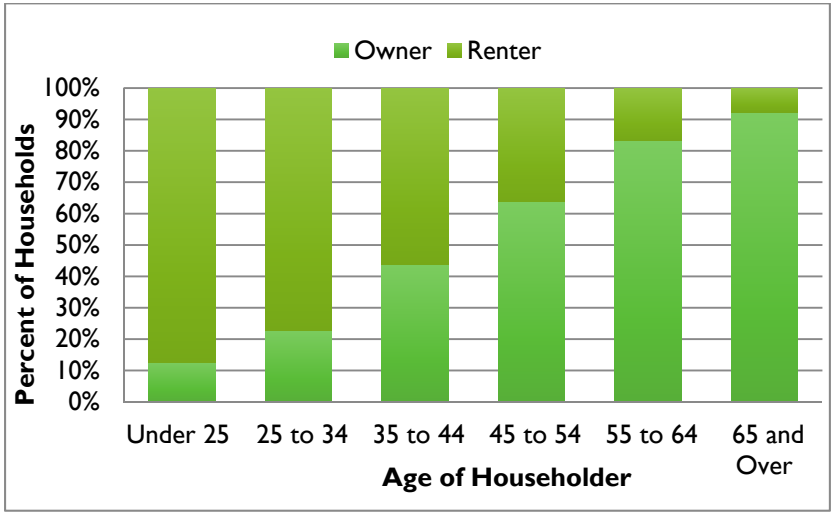
Homeownership rates are lowest among young households. In Punta Gorda, only 23 percent of households headed by an individual aged 25 to 34 own their own homes as compared with 92 percent of households headed by an individual aged 65 and over.

Table 4.8 – Tenure by Household Age, Punta Gorda 2018

	City of Punta Gorda				Master Plan Area			
	Owner		Renter		Owner		Renter	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age of Householder								
15 to 24 years	15	0.2%	103	6.4%	33	0.4%	133	6.5%
25 to 34 years	73	1.1%	246	15.3%	158	1.7%	307	15.0%
35 to 44 years	212	3.1%	273	17.0%	353	3.8%	365	17.8%
45 to 54 years	545	8.0%	310	19.3%	802	8.7%	416	20.3%
55 to 64 years	1,471	21.5%	294	18.3%	1,935	21.0%	375	18.3%

65 to 74 years	2,401	35.1%	183	11.4%	3,159	34.3%	218	10.6%
75 to 84 years	1,687	24.7%	125	7.8%	2,207	24.0%	154	7.5%
85 years and over	431	6.3%	74	4.6%	565	6.1%	81	4.0%
Total	**6,835**	**100.0%**	**1,608**	**100.0%**	**9,212**	**100.0%**	**2,049**	**100.0%**
Age of Householder	**Charlotte County**				**Southwest Florida[1]**			
	Owner		**Renter**		**Owner**		**Renter**	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
15 to 24 years	347	0.6%	969	6.5%	4,332	0.8%	17,628	8.4%
25 to 34 years	2,014	3.4%	2,463	16.5%	28,928	5.1%	45,280	21.5%
35 to 44 years	4,236	7.2%	2,692	18.1%	58,279	10.3%	41,679	19.8%
45 to 54 years	8,358	14.3%	2,843	19.1%	92,594	16.3%	38,877	18.5%
55 to 64 years	12,726	21.8%	2,190	14.7%	120,528	21.2%	26,293	12.5%
65 to 74 years	15,833	27.1%	1,553	10.4%	135,783	23.9%	16,281	7.7%
75 to 84 years	11,337	19.4%	1,285	8.6%	95,874	16.9%	13,149	6.3%
85 years and over	3,624	6.2%	900	6.0%	31,370	5.5%	10,967	5.2%
Total	**58,475**	**100.0%**	**14,895**	**100.0%**	**567,688**	**100.0%**	**210,154**	**100.0%**
[1] Southwest Florida includes Charlotte, Collier, Lee, Manatee and Sarasota counties.								
Source: ESRI, Housing Profile, 2019; Partners For Economic Solutions, 2019.								

Chart 4.5 – Tenure by Household Age, Punta Gorda 2018



The ACS reports that 6,835 (54.8%) of the city's total housing units were held in owner-occupancy, an additional 1,608 (12.9%) units are considered renter-occupied, and the remaining 32.3 percent of units are vacant.

The part-time residents of Southwest Florida are typically present during the winter months and produce a significant increase to the population base. Precise numbers are not readily available for seasonal residents, which include both part-time residents and tourists. The seasonal population has been estimated to be as much as 22% of the Region's population. It is important to note that seasonal units are classified as vacant. According to the ACS, 19.9% of the total units (68.4% of vacant units) were seasonal/recreational housing units. Many of these seasonal units are mobile homes.

Housing Units by Age

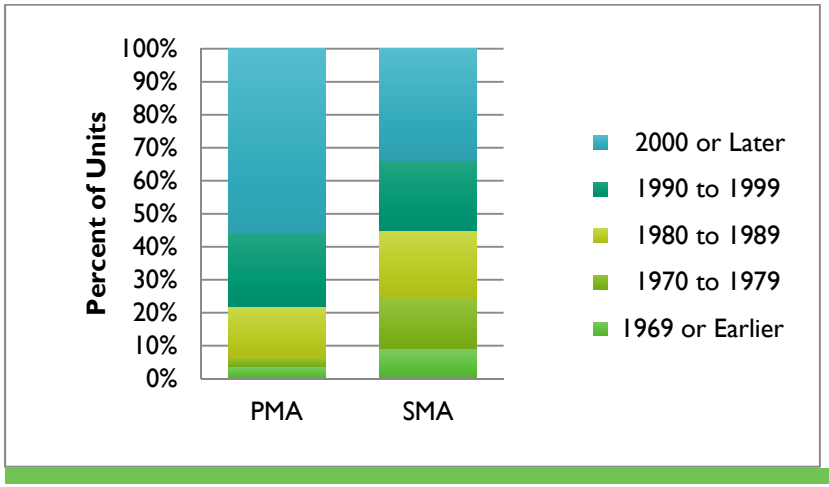
As illustrated in Table 4.9 and Chart 4.6, the majority of the city's housing stock was constructed after 1980. According to the 2012-2016 ACS, units built prior to 1970 (now 50 years and older) constitute less than 7% of the total housing stock for the City of Punta Gorda and roughly 12% in unincorporated area of Charlotte County. Based on data from the American Community Survey from 2012 through 2016, well over half of the city's housing units were built since 1990.

Table 4.9 – Housing Units by Age

	City of Punta Gorda		Regional Master Plan Area		Charlotte County		Southwest Florida[1]	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Year Built								
2010 or later	211	1.7%	342	2.1%	1,326	1.3%	23,013	2.1%
2000 to 2009	3,830	30.7%	5,194	31.7%	25,438	25.1%	290,669	26.6%

1990 to 1999	3,043	24.4%	3,494	21.4%	17,588	17.3%	200,636	18.3%
1980 to 1989	2,714	21.8%	3,351	20.5%	29,281	28.8%	244,973	22.4%
1970 to 1979	1,904	15.3%	2,494	15.2%	16,279	16.0%	191,973	17.6%
1960 to 1969	326	2.6%	732	4.5%	7,267	7.2%	78,400	7.2%
1950 to 1959	221	1.8%	480	2.9%	3,474	3.4%	44,348	4.1%
1940 to 1949	52	0.4%	69	0.4%	306	0.3%	8,577	0.8%
1939 or Earlier	166	1.3%	207	1.3%	573	0.6%	10,875	1.0%
Total	**12,467**	**100.0%**	**16,363**	**100.0%**	**101,532**	**100.0%**	**1,093,464**	**100.0%**
Median Year Built	**1993**		**1992**		**1988**		**1989**	
Note: [1] Southwest Florida includes Charlotte, Collier, Lee, Manatee and Sarasota counties.								
Source: ESRI American Community Survey (ACS), 2012-2016; Partners For Economic Solutions, 2019.								

Chart 4.6– Housing Units by Age



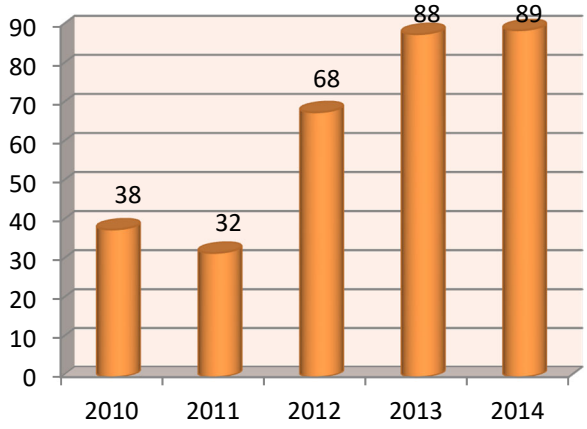
Housing and Residential Development

Housing growth, as evidenced by data in Chart 4.7, has been trending upward, from thirty-eight (38) new housing unit permits in 2010 to 89 new permits in 2014. However, these figures are substantially below the average of 398 new permits that were issued per year between 2000 and 2006.

According to data from the ACS, approximately 62.2% of housing units in the city were single-family and approximately 34.7% were multi-family units. The data also reflected 3.1% of mobile and other (RV, vans, boats, or any other living quarters not previously defined). It is important to note that as a waterfront community Punta Gorda has a high number of seasonally vacant residential units comprising 19.9% of the total housing stock. The housing stock within Punta Gorda

constitutes a small share of the countywide total; approximately 12.9% of the total units reported in Charlotte County are located in Punta Gorda.

Chart 4.7 – Housing Units Building Permits



Sources: City of Punta Gorda Building Department

Rents

According to the 2021-2025 ACS and the 2017-2021 ACS the median gross rent for renter-occupied units in Punta Gorda was $ 1,152 per month. Conversely, for the County as a whole, the median gross rent was $ 976 per month. Table 4.11 shows that in Punta Gorda, about 763 units, or 43.6% of the total, rent below $1,000 per month. This is the maximum rent that households with 80% of the average median income, or low-income households, can afford. This is based on a housing cost to income ratio of 30% ratio of gross income. In 2014, the average median income (AMI) in Charlotte County was $55,700. The Shimberg Center for Affordable Housing at the University of Florida estimates that in 2013 there were about 542 low-income (less than 50% of AMI) renter households in Punta Gorda compared to 4,984 in Charlotte County as a whole. Table 4.12 illustrates median gross rents comparisons of the city of Punta Gorda to area counties and the state of Florida.

Table 4.11 - Gross Rent Paid

	Punta Gorda		Charlotte County Unincorporated	
Rent Paid	**Number**	**Percent**	**Number**	**Percent**
<$500	278	15.9%	885	6.1 %
$500-$999	485	27.7%	6,761	46.8 %
$1,000-$1,499	340	19.4%	4,510	31.2 %
$1,500-$1,999	371	21.2%	1,528	10.6 %
$2,000-$2,499	186	10.6%	407	2.8 %
$2,500-$2,999	62	3.5%	183	1.3 %
$3,000 or more	30	1.7%	175	1.2 %
No-cash Rent	58	N/A	1,154	N/A
Total Rental Units	**1,752**	**100.0%**	**14,449**	**100.0%**
Median Gross Rent	**$ 1,152**		**$ 976 (for entire County)**	

Source: 2021 American Community Survey (ACS) 5-Year Estimates, 2018 American Community Survey (ACS) 5-Year Estimates, 2017 American Community Survey (ACS) 5-Year Estimates
Note: No-cash Rent is units owned by friends or relatives who live elsewhere and who allow occupancy without charge. Rent-free houses or apartments may be provided to compensate caretakers, ministers, tenant farmers, sharecroppers, or others.

Table 4.12 - Median Gross Rent Comparisons

	2010	2021-2025	Percent Change
City of Punta Gorda	$885	$1,152	30.2%
Charlotte County	$931	$1,207	29.6%
Collier County	$942	$1,503	59.6%
Desoto County	$775	$787	1.5%
Lee County	$873	$1,326	51.9%
Sarasota County	$962	$1,388	44.3%
State of Florida	%667	$1,348	102.1%
Source: 2010 Census, 2021-2025 American Community Survey			

Value of Owner-Occupied Housing

The value of owner-occupied housing units in Punta Gorda is shown in Table 4.13. According to the 2021-2025 American Community Survey, the largest portion of units was valued in the $300,000 to $499,999 range, and the median value was $419,600. In the 2008-2012 America Community Survey, the median value was $302,300. This data shows a 38.8% increase in value.

In contrast, the largest portion of owner-occupied housing units in the unincorporated area of Charlotte County, as reported by the ACS, was valued in the $100,000-$299,999 range. The median value was $154,000 in 2008-2012 and raised to $270,000 in 2021-2025.

Charlotte County ranks as the 31st most expensive of Florida's 67 counties and 24th among 35 coastal counties in the median value of housing. The City has a proportionally greater share of housing valued in the $300,000 to $499,999 range. This discrepancy reflects higher levels of urban services and the relatively larger number of waterfront housing units in the city compared to the county. As indicated in Table 4.14 and Chart 4.8, the city of Punta Gorda has a higher median value for owner-occupied units than the surrounding Region. Affordable lower and middle-income housing is in shorter supply in the city than in the county.

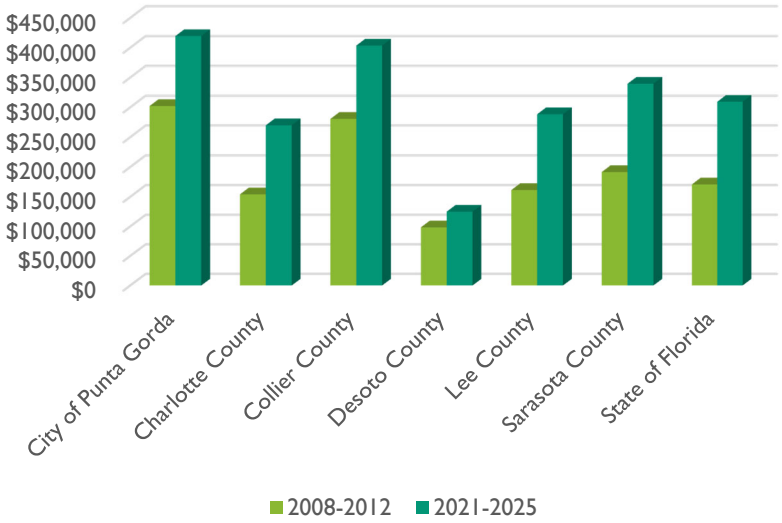
Table 4.13 - Specified Owner-Occupied Units by Value Ranges

	Punta Gorda		Charlotte County Unincorporated	
Home Value	Number	Percent	Number	Percent
<$50,000	17	0.6%	1,431	4.4%
$50,000-$99,999	14	0.5%	1,245	3.8%
$100,000-$299,999	790	27.5%	17,312	52.8%
$300,000 to $499,999	1,231	42.9%	8,169	24.9%
$500,000 to $749,999	488	17.0%	3,013	9.2%
$750,000 to $999,999	187	6.5%	906	2.8%
$1,000,000 or more	141	4.9%	708	2.2%
Total Owner Occupied Units	**2,868**	**100.0%**	**32,784**	**100.0%**
Median Housing Value	**$419,600**		**$270,000 (for entire County)**	
Source: 2021 American Community Survey (ACS) 5-Year Estimates				

Table 4.14 - Median Value Comparison of Area Counties and the State of Florida

	2008-2012	2021-2025	Percent Change
City of Punta Gorda	$302,300	$419,600	38.8%
Charlotte County	$154,300	$270,000	75.0%
Collier County	$280,700	$403,600	43.8%
Desoto County	$ 98,400	$125,000	27.0%
Lee County	$161,400	$288,500	78.7%
Sarasota County	$191,600	$339,700	77.3%
State of Florida	$170,800	$309,400	81.1%
Source: 2021 American Community Survey (ACS) 5-Year Estimates, 2008 American Community Survey (ACS) 5-Year Estimates			

Chart 4.8 - Median Value Comparison of Area Counties and the State of Florida



Monthly Cost of Owner-Occupied Units

As shown in Table 4.15, 94.1 percent of city mortgaged housing costs exceeded $999 per month, and 81.4 percent of countywide mortgaged housing costs exceed $999 per month. Only 45.9 percent of all owner-occupied housing is mortgaged, a figure consistent with the fact that approximately 21.2 percent of the units in the county are less than 25 years old. The high percentage of single-family homes without mortgages reveals the large number of retirees who purchased homes with cash derived from lifetime savings and equity from the previously owned property, as reflected in Table 4.16. Some owners whose fixed incomes have not kept up with escalating housing costs, including insurance, utilities, and taxes, occupy units without a mortgage. Although the monthly payment suggests the home is affordable, in reality, there are some elderly persons who have trouble meeting this level of expense. The ACS reports that approximately 32 percent of the elderly owner households are cost-burdened, paying 30 percent or more of their annual income toward their housing costs.

Table 4.15 - Monthly Cost of Owner-Occupied Housing Units with Mortgages

	Punta Gorda		Charlotte County Unincorporated	
Monthly Cost with Mortgage	**Number**	**Percent**	**Number**	**Percent**
<$200	0	0.0%	88	0.3%
$200 to $399	0	0.0%	116	0.4%
$400 to $599	8	0.3%	723	2.2%
$600 to $799	76	2.6%	1,746	5.3%
$800 to $999	87	3.0%	3,414	10.4%
$1,000 to $1,499	456	15.9%	10,597	32.3%
$1,500 to $1,999	490	17.1%	9,122	27.8%
$2,000 to $2,499	571	19.9%	3,295	10.1%
$2,500 to $2,999	478	16.7%	1,842	5.6%
$3,000 or more	702	24.5%	1,841	5.6%
Total Units	2,868	100.0%	32,784	100.0%
Source: 2021-2025 American Community Survey				

Table 4.16 – Monthly Cost of Owner-Occupied Housing Units without Mortgages

	Punta Gorda		Charlotte County Unincorporated	
Monthly Cost without Mortgage	**Number**	**Percent**	**Number**	**Percent**
<$250	157	3.2%	3,177	7.8%
$250 to $399	501	10.1%	7,382	18.1%
$400 to $599	607	12.3%	14,683	35.9%
$600 to $799	1,146	23.2%	7,564	18.5%
$800 to $999	1,211	24.5%	4,112	10.1%
$1,000 or more	1,316	26.7%	3,934	9.6%
Total Units	4,938	100.0%	40,852	100.0%
Source: 2021-2025 American Community Survey				

Rent-to-Income

Table 4.17 shows the distribution of 2,552 Punta Gorda renter households among various income ranges as compared to 16,604 renter households in unincorporated Charlotte County. According to data from the 2021 American Community Survey (ACS) 5 Year Estimates, the Area Median Income (AMI) in Punta Gorda is $68,923, and the Area Median Income (AMI) in Charlotte County is $59,285. The table shows the following:

- 303 households, or 11.9%, earn less than 30% of AMI per year. About 214 or 70.6%, pay 30% or more of their income for their housing costs.
- 273 or 10.7% are in the 30.1% to 50% AMI income range. About 208 or 76.2%, pay 30% or more of their income for their housing costs.
- 485 or 19% are in the 50.1% to 80% AMI income range. About 374 or 77.1%, pay 30% or more of their income for their housing costs.
- 1,039 or 40.7% are in the 80.1% of AMI or more income range. About 238 or 23% pay 30% or more of their income for their housing costs.

70.6% of Punta Gorda renters earning less than 30% of AMI are Cost Burdened (paying 30% or more of their income for their housing costs), while 86.1% of unincorporated Charlotte County renters earning less than 30% of AMI are Cost Burdened.

Table 4.17 also reflects the fact that, as income levels rise, the number of renters in the city and county, paying more than 30% of their annual salary and wages toward rental costs steadily decline.

Table 4.17 - Household Income of Renters by Cost Burden

Household Income	Amount of Income Spent on Housing	Punta Gorda	Unincorporated Charlotte County
30% AMI or less	30% or less	89	190
30% AMI or less	30.1-50%	0	21
30% AMI or less	more than 50%	214	1,156
30.1-50% AMI	30% or less	65	417
30.1-50% AMI	30.1-50%	125	707
30.1-50% AMI	more than 50%	83	1,626
50.1-80% AMI	30% or less	111	730
50.1-80% AMI	30.1-50%	196	1,662
50.1-80% AMI	more than 50%	178	897
80.1-100% AMI	30% or less	70	1,057
80.1-100% AMI	30.1-50%	89	918
80.1-100% AMI	more than 50%	12	84
more than 100% AMI	30% or less	731	4,370
more than 100% AMI	30.1-50%	113	269
more than 100% AMI	more than 50%	24	185
Source: Shimberg Center for Affordable Housing at the University of Florida, 2020			

Housing Distributed by Cost-to-Income Ratio

The level of household income serves as a determining factor in the choice of decent, affordable housing. According to the Department of Economic Opportunity (DEO), a household is considered to be paying an excessive percentage of their annual income for housing if the cost-to-income ratio exceeds 30%. Similarly, the level of household income also serves as a determining factor in the choice of owned housing. Mortgage qualification is difficult if the projected costs, including mortgage, taxes, insurance, and utilities, exceed 30% of the household's income. Data from 2013 as shown in Table 4.18 and 4.19, show that 42.7% of Punta Gorda renter households are cost-burdened, while 52.3% of unincorporated Charlotte County renter households are cost-burdened. Data from 2020, from table 4.17, show that 7 years later, 40.5% of Punta Gorda's renters are cost-burdened compared to 45.3% of the county's renters that are cost burdened.

Table 4.18 – Punta Gorda Tenure by Cost Burden

Tenure	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Owner	4,560	1,152	1,220
Renter	954	372	340
Total	5,514	1,524	1,560

Source: Shimberg Center for Affordable Housing at the University of Florida, 2013

Table 4.19 - Household Income as Percentage of Area Median Income

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
Owner	34,910	9,307	8,843
Renter	6,419	3,533	3,516
Total	41,329	12,840	12,359

Source: Shimberg Center for Affordable Housing at the University of Florida, 2013

Table 4.20 – Household Income of Owners by Cost Burden

Household Income	Amount of Income Spent on Housing	Punta Gorda	Unincorporated Charlotte County
30% AMI or less	30% or less	10	189
30% AMI or less	30.1-50%	0	536
30% AMI or less	more than 50%	216	1,728
30.1-50% AMI	30% or less	95	1,693
30.1-50% AMI	30.1-50%	157	1,245
30.1-50% AMI	more than 50%	212	1,702
50.1-80% AMI	30% or less	233	4,880
50.1-80% AMI	30.1-50%	283	1,917
50.1-80% AMI	more than 50%	258	1,324
80.1-100% AMI	30% or less	435	4,365
80.1-100% AMI	30.1-50%	167	1,355
80.1-100% AMI	more than 50%	86	263
more than 100% AMI	30% or less	5,244	30,569
more than 100% AMI	30.1-50%	465	2,142
more than 100% AMI	more than 50%	131	394

Source: Shimberg Center for Affordable Housing at the University of Florida, 2020

Substandard Housing Inventory

This section provides information for the city of Punta Gorda and unincorporated Charlotte County concerning those housing units, which: lack complete plumbing facilities, complete kitchen facilities, or heating facilities; are overcrowded; or have otherwise been judged to be in substandard condition.

Housing Unit Conditions

Based on the factors utilized to assess housing adequacy, the city of Punta Gorda housing stock is in good condition. These findings were taken from the 2021-2025 ACS. Because the ACS is a survey, all answers have a margin of error. Findings in Table 4.21 show the following:

- Crowded – Overcrowding housing units are typically defined as more than 1.01 persons per room. 63 units, or 0.6% in the city were crowded. The unincorporated areas of the County had 1,150 crowded occupied housing units or 1.4%.
- Substandard Heating – 163 of the occupied 9,616housing units in Punta Gorda were without heating facilities. Regarding the unincorporated areas of Charlotte County, 1,349 of the 82,755 occupied housing units were without heating facilities. Punta Gorda's percentage share of its total occupied housing units without heating facilities was 1.7%, compared to 1.6% for unincorporated Charlotte County.
- Lack of Complete Kitchen – the city of Punta Gorda housing inventory had 86 units lacking complete kitchen facilities, compared to 1,044 such units in the unincorporated areas of Charlotte County. Housing units without kitchen facilities made up 0.9% of the city's total housing stock, and 1.3% of the County's total housing units.
- Lack of Complete Plumbing – the city of Punta Gorda has 44 units without plumbing facilities, compared to 321 such units located in the unincorporated areas of Charlotte County. These figures represent a statistically insignificant share of 0.5% and 0.4% of the total occupied housing units in the city and county, respectively.

Table 4.21 – Housing Units Lacking in Plumbing, Kitchen, and Heating Facilities and Over-Crowded

	Punta Gorda		Charlotte County Unincorporated	
	Number	**Percent**	**Number**	**Percent**
1.01 or More Persons per Room	63	0.6%	1,150	1.4%
No Heating Fuel Used	163	1.7%	1,349	1.6%
Lacking Complete Kitchen Facilities	86	0.9	1,044	1.3%
Lacking Complete Plumbing Facilities	44	0.5	321	0.4%
Source: 2021-2025 American Community Survey				

Because a housing unit may fall into multiple categories, the sum of the units that have a substandard characteristic is not an appropriate estimate for the number of substandard units.

Summary of Subsidized Rental Housing

The Punta Gorda Public Housing Authority (PGHA) has a number of programs for low-income persons, families, and special needs groups. The PGHA was decimated by Hurricane Charlie in 2004 when all units were destroyed except for Oak Tree Village and are still working to recover from the loss of units. The following is a listing of the units and program commitments (data provided by the Punta Gorda Housing Authority). The PGHA is the only entity in the County for these types of programs.

- The PGHA is responsible for approximately 341 Section 8 vouchers in Charlotte County.
- The PGHA has approximately 115 units within the city.
- The PGHA manages 30 public housing units at the Oak Tree Village.
- PGHA is responsible for the long term management of 4 affordable units located at Fitzhugh Commons. This property was developed by the Punta Gorda Development Corporation, a Non-Profit Affiliate of the PGHA.
- Gulf Breeze Apartments consists of 171 units, and the PGHA provides tenants for the property. There are 85 Tax Credit Units and 85 Public Housing Units currently at the site.
- The Verandas of Punta Gorda I & II consist of 120 units of Senior 55+ Rental. Consisting of 1 and 2 bedroom Public Housing, Project Base Voucher and LIHTC. Phase I was completed in 2016 and phase II was completed 2017
- The PGHA recently opened the application process for their units and had over 800 people sign up. A lottery was held for the future possible 550 spaces. These entries then established a new waiting list for an opening.
- The PGHA applied for and was granted funding from the Florida Housing Finance Corporation for a one year program. This allows the PGHA to assist eligible people/households for no more than one year with temporary assistance.
- The Shelter Care Program is run in cooperation with two mental health organizations in the County. The organizations assist the special needs population to obtain housing. The recipient must be under the care of one of the mental health organizations. The case managers help individuals to obtain housing. This program is received as a lump sum funding, and 13 to 18 households have benefited.

Table 4.22 identifies private housing units in Punta Gorda subsidized by the Federal government. This data represents those projects recognized by the State of Florida as qualifying for subsidized rents. Table 4.23 identifies private housing units in unincorporated Charlotte County subsidized by the Federal government.

Table 4.22 – City of Punta Gorda Inventory of Subsidized Renter Occupied Housing

Development Name and Area of County	Street Address	Units	Households Served	Housing Program
Charlotte Crossing	520 Rio De Janeiro Avenue	82	Elderly; Family	Housing Credits 9%; Local Bonds; State HOME; Tax Credit Assistance Program
Punta Gorda Housing Authority	412 Fitzhugh Avenue	30	Elderly; Family	Public Housing
Gulf Breeze	340 Gulf Breeze Avenue	170	Elderly; Family	Housing Credits 4%; Local Bonds; Public Housing; Rental Recovery Loan Program
Seven Palms	1200 Slash Pine Circle	336	Family	Housing Credits 9%; State HOME
William Place	218 West William Street	12	Persons with Disabilities	Rental Assistance/HUD; Section 811 Capital Advance
Verandas Of Punta Gorda	24500 Airport Road	60	Elderly;Family	Housing Credits 9%;Public Housing
Verandas Of Punta Gorda II	24500 Airport Road	60	Elderly;Family	Housing Credits 9%;Public Housing
William Place	218 West William Street	12	Persons with Disabilities	Rental Assistance/HUD;Section 811 Capital Advance
Punta Gorda Total		762		
Source: Shimberg Center for Affordable Housing at the University of Florida, 2020				

Table 4.23 – Unincorporated Charlotte County Inventory of Subsidized Renter Occupied Housing

Development Name and Area of County	Street Address	Units	Households Served	Housing Program
Grove City Manor	6433 Gasparilla Pines Boulevard	101	Elderly	Rental Assistance/HUD; Section 207/223(f)
Hampton Point Apartments	2511 Luther Road	284	Family	Extremely Low Income; Guarantee; Housing Credits 4%; Section 542; State Bonds

Presbyterian Homes Of Charlotte Inc.	2295 Aaron Street	97	Elderly	Rental Assistance/HUD; Section 202 Direct Loan
Presbyterian Homes Of Port Charlotte Inc.	2295 Aaron Street	120	Elderly	Section 236
Presbyterian Villas Of Port Charlotte	2285 Aaron Street	70	Elderly	Rental Assistance/RD; Section 515
Villa San Carlos	2550 Easy Street	50	Elderly	Rental Assistance/HUD; Section 202 Direct Loan
Villa San Carlos II	22250 Vick Street	54	Elderly	Rental Assistance/HUD; Section 202 Capital Advance
Charleston Cay	23450 Charleston Circle	128	Family	Housing Credits 9%
Harbor Place Apartments	632 Elliott Circle	14	Persons with Disabilities	Rental Assistance/HUD; Section 811 Capital Advance
Marian Manor	4200 Lister Street	31	Family; Homeless	Local Bonds; State HOME
Murdock Circle	17800 Murdock Circle	264	Family	Housing Credits 4%; Local Bonds; SAIL; State Bonds
Rotonda Lakes	100 Rotonda Lake Circle	176	Family	Housing Credits 9%
Jacaranda Place	1200 Loveland Blvd.	88*	Family; Homeless; Persons with Disabilities	Housing Credits 9%; SAIL
Unincorporated Charlotte County Total		**1,477**		

*Not ready for occupancy as of 2020
Source: Shimberg Center for Affordable Housing at the University of Florida, 2020

Group Home Housing Inventory

This section defines a group home as a facility that provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. Assisted Living Facilities (ALF) is comparable in services to group homes, which are also included in this definition. The definition does not include nursing homes.

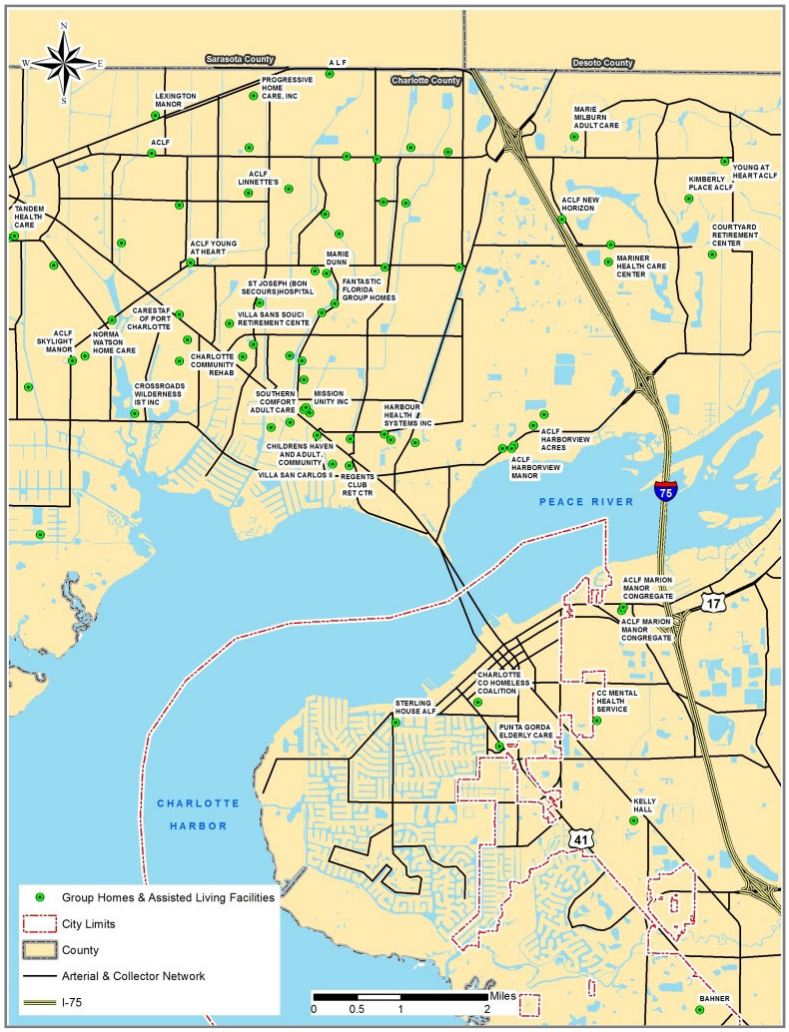
There are two licensed group homes within the city of Punta Gorda with a capacity of 176 persons and an additional thirteen group homes in unincorporated Charlotte County that affect the city of Punta Gorda with a capacity of 883 persons. Table 4.24 provides a list of Assisted Living Facilities (ALF), also known as

Adult Congregate Living Facilities (ACLF) in Punta Gorda and Charlotte County locations, most affecting the city; these locations are also depicted on Map #39 – Group Homes and Assisted Living Facilities.

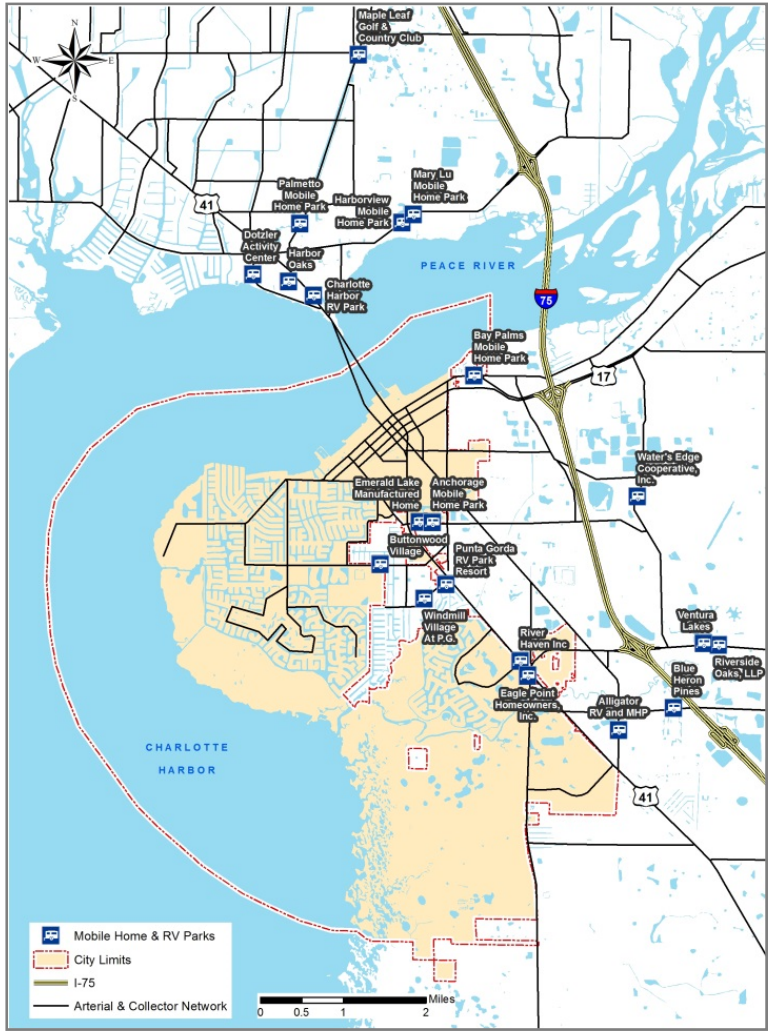
Table 4.24 – Assisted Living Facilities affecting Punta Gorda

Name	Street	Capacity
Punta Gorda		
Alterra/Sterling House of Punta Gorda	Bal Harbor Boulevard	60
Palms of Punta Gorda (The)	2295 Shreve Street	116
City Totals		**176**
Unincorporated Charlotte County		
Alterra/Sterling House PC	Toledo Blade Boulevard	60
Chelsea Place Retirement Living, LLC	Addison Drive	12
Courtyard Assisted Living (The)	Rampart Boulevard	50
Harborview Acres	Harbor View Road	25
R. A. Alf, Inc./DBA "Kimberly Place"	Northern Cross Road	16
Lexington Manor Assisted Living	Veterans Boulevard	110
Liz's Adult Care Garden Home	Zinnea Street	6
Royal Palm Retirement Center	Aaron Street	125
Sandhill Gardens Retirement Center	Sandhill Boulevard	50
South Port Square Assisted Living	Westchester Boulevard	135
Vick Street Manor	Vick Street	98
Village Place Alf, LLC	Cochran Blvd.	114
Young at Heart Adult Care Center	Sandhill Boulevard	32
Unincorporated County Total		883
County Total		**1,059**
Source: State of Florida, Agency for Health Care Administration, Bureau of Health Care Regulation, Directory of ALF's in Charlotte County, December 2014		

Map #39 – Group Homes and Assisted Living Facilities



Map #40 – Mobile Home Parks Affecting the City of Punta Gorda



Mobile Home Housing Inventory

Information received from the Florida Department of Business and Professional Regulation, July 2014, indicates that Charlotte County has a total of 5,271 licensed mobile home and recreational vehicle (RV) spaces, 1,249 were located inside the city of Punta Gorda. Unlicensed parks will not be listed. Mobile home parks and recreational vehicle centers have traditionally provided households with either affordable year-round housing or a seasonal "winter home." Table 4.25 shows the city's 1,249 mobile home spaces, 210 are exclusively dedicated for RV use. Additionally, it shows those mobile homes within unincorporated Charlotte County that most affect the city. These sites are also depicted on Map #40 – Mobile Home Parks Affecting the City of Punta Gorda.

Table 4.25 – Mobile Home & Recreational Vehicle Parks Licensed by Florida Department of Business and Professional Regulation

Name	Location	Mobile Home Spaces	RV Spaces	Total Spaces
Punta Gorda				
Buttonwood Village,	701 Aqui Esta Drive	270	0	270
Eagle Point Homeowners, Inc.,	10303 Burnt Store Road	248	0	248
Emerald Lake Manufactured Home,	24300 Airport Road	201	0	201
Gulfview-Encore RV Park,	10205 Burnt Store Road	1	203	204
Parkhill Inc.,	10101 Burnt Store Road	177	7	184
	City Totals	**897**	**210**	**1,107**
Unincorporated Charlotte County				
Alligator Park,	6400 Taylor Road	234	180	414
Bay Palm Mobil Home Park,	25163 Marion Ave	45	0	45
Blue Heron Pines,	29200 Jones Loop Rd	270	0	270
Charlotte Harbor RV Park,	4838 Tamiami Trail	0	29	29
Harbor View Mobile Home Park,	24325 Harborview Road	147	0	147
Maple Leaf Estates,	2100 King's Highway	1,112	0	1,112
Mary Lu Mobile Home Park,	24437 Harborview Road	104	0	104

Palmetto Mobile Home Park,	4135 King's Highway	117	0	117
Pelican Harbor,	6720 Riverside Drive	142	0	142
Port Charlotte Village,	1000 King's Highway	436	0	436
Punta Gorda RV Park Resort,	3701 Baynard Drive	0	221	221
River Haven Inc,	10100 Burnt Store Road	128	0	128
Riverside Oaks, LLP,	27205 Jones Loop Road	102	0	102
Ventura Lakes,	27110 Jones Loop Road	272	0	272
Water's Edge Cooperative, Inc.,	6800 Golfcourse Boulevard	0	171	171
Windmill Village at Punta Gorda Inc.,	215 Rio Villa Drive	454	0	454
Unincorporated County Total		**3,563**	**601**	**4,022**
County Total		**4,460**	**811**	**5,271**
Source: State of Florida Department of Business and Professional Regulation, July 2014				

Historically Significant Housing Inventory

The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File (FMSF). These properties are not required to meet any minimum level of historical or scientific importance, but usually are at least fifty (50) years old and adequately located and documented. These sites represent the known physical remains of Florida's historic cultural heritage.

The City of Punta Gorda claims a long and interesting history, with Charlotte County's only National Register Historic District (NRHD). The NRHD designation is based primarily on the number and unique architectural character of the residential units found within the district's geographic boundaries. The A.C. Freeman House, at 311 West Retta Esplanade, which has been completely restored and is open to the public, is one such example of individually listed structures as shown on Map #7 - Historic Districts & Contributing Structures within the City of Punta Gorda and on Table 4.26, is on the National Register. Approximately 557 structural and architectural sites are listed on the FMSF of the State Division of Historical Resources within the city limits. In 2002, the City of Punta Gorda completed a ten-year architectural resource survey of approximately 680 acres that included over 1,200 parcels/structures. This survey identified over 250 buildings of historical significance. All of the historically significant housing units are located in the City's Community Redevelopment Area (CRA), as shown in Map #6. Comparisons were made with historically significant housing in unincorporated Charlotte County because they have nothing listed on the FMSF.

In 2016, the City completed a citywide historic resources survey that expanded on existing information contained in previous

surveys. The survey captured all structures citywide built prior to 1966. A total of 307 sites were surveyed, including 269 residential and 38 non-residential structures. The documented buildings demonstrated architectural styles prevalent in the mid-century era and post-WWII building and construction. These properties are now incorporated into the Florida Master Site File.

Table 4.26 – National Register Structures within the City of Punta Gorda

Property	A/K/A	Address
A.C. Freeman House	N/A	311 W. Retta Esplanade
Punta Gorda Woman's Club	N/A	118 Sullivan
Old First National Bank	Old Merchants Bank of Punta Gorda	133 W Marion Avenue
Smith Arcade	H W Smith Building	121 E Marion Avenue
Ice House	Punta Gorda Ice Plant / Kazwell's Furniture Store	408 Tamiami Trail
Punta Gorda Train Depot	Punta Gorda Atlantic Coast Line Depot	1009 Taylor Road
Charlotte High School	Punta Gorda High School	1250 Cooper Street
Punta Gorda Residential District	National Register Residential District	Bounded by W Retta Esplanade, Berry Street, W Virginia Avenue, and Taylor Street
Gilchrist House	Freeman, A.C.	639 E. Hargreaves Ave
Source: National Park Service's National Register of Historic Places Program		

AC Freeman House

In a resolution of the Punta Gorda City Council dated September 4, 1985, the house was designated as a 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 it is currently used as a tourist destination and antique mall.

Punta Gorda Woman's Club

In 1925, the Punta Gorda Woman's Club consolidated three clubs for women: The Women's Civic Association, which had undertaken such projects as building the Bath House; the

Married Ladies Club that wore hats and gloves as they engaged in polite conversation at meetings, they were called the "tea drinkers" and the Fortnightly Club, a literary club. Currently, on the National Register of Historic Places, the Woman's Club building was constructed in 1927 is Located at 118 Sullivan Street and, at one point, was the area's first community library (until 1957).During World War II, it served as a United Service Organization (USO).

Ice House

Built in the 1890s, 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 refusing to demolish this landmark rebuilt. Today it houses the Ice House Pub, a unique British themed pub full of South Florida history.

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. 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 commerce in the city. On March 14, 1991, it was added to the U.S. National Register of Historic Places.

H. W. Smith Building (Smith Arcade)

Located at 121 E. Marion Ave is privately owned and was constructed 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 SmithArcade, 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.

Charlotte High School (Punta Gorda High School)

The historic public high school in Punta Gorda serves 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, was rebuilt.

Housing Construction Activity Inventory

In the period of 2000 to 2006, 1,235 new single-family homes and 1,550 multi-family units were constructed. Since then, growth has slowed considerably. In the period of 2010 to 2014, 311 single-family housing units were constructed, while only four (4) multi-family units were constructed. Table 4.27 illustrates the summary of building activity in the city of Punta Gorda. The private sector has responded well to certain segments of the housing market demand within the city.

Table 4.27 - Housing Unit building permits, 2010-2014

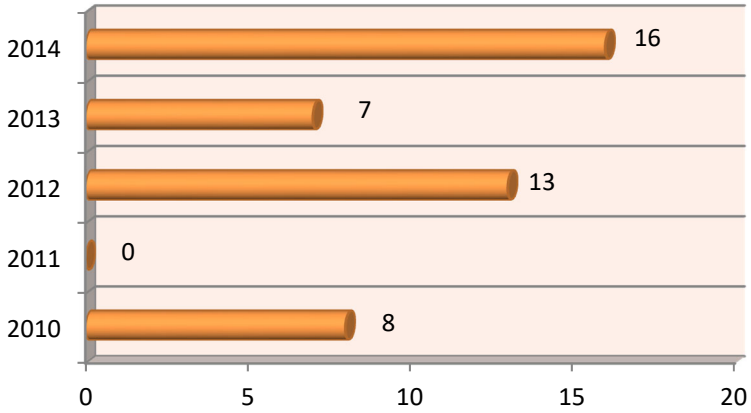
	2010	2011	2012	2013	2014
Single Family	38	32	64	88	89
Multi Family	0	0	4	0	0
Total Unit	38	32	68	88	89
Source: City of Punta Gorda					

Housing Demolitions

The City of Punta Gorda Building Department issued demolition permits for 44 units from 2010-2014.

Chart 4.9 illustrates demolition of housing permits issued for this time period.

Chart 4.9 - Demolition Permits Issued 2010-2014



Housing Conversions

The City of Punta Gorda does not track information on conversions as there is an oversupply of residentially zoned property compared to national averages for urbanized areas. Additionally, since a limited number of residential units are available in commercial or mixed-use zoning classifications, the conversions have a marginal impact on the overall housing market.

V. HOUSING ANALYSIS

This section analyzes the city of Punta Gorda's housing inventory data presented in the previous section in order to assess the housing needs of current and future residents. Projections through the year 2045 will be presented pertaining to estimated population growth; number of households by "family" size; number of households by income ranges; number of housing units needed by number, type, cost/rent, and tenure; land area needed to meet the projected housing needs; and the portion of the projected housing needs which the private sector under current market conditions would be expected to meet.

This section also analyzes the assessment of the City of Punta Gorda Analysis of Impediments to the Fair Housing Choice completed in March 2015. The purpose of the report examines a number of key policy areas to ensure that a pattern of housing discrimination does not exist.

This section will conclude with a discussion of Punta Gorda's existing housing delivery system and what means will be used to: encourage affordable housing development; eliminate substandard housing; provide housing for low to very low-income families; ensure that sites for group homes will be available; and preserve the city's historically significant housing stock.

Population Projections

The City of Punta Gorda has utilized the Shimberg Center for Affordable Housing at the University of Florida data figures, as illustrated in Table 4.28, which are based on the projected extrapolation of trends from 2000, 2010 and 2020 census data and adjusted to the University of Florida's Bureau of Economic and Business Research (BEBR), and the Office of Economic and Demographic Research (EDR) population projections. The 2020

Census is used as the launch year population, and projections are made for the years 2030-2045 in ten (10), and five (5) year intervals. From 2020 to 2030, Shimberg predicted a population increase of 2,305 people, which is 1.18% per year or 11.8% every decade. The same growth rate was applied to calculate the population projections for 2030, 2040 and 2045.

Table 4.28 - City of Punta Gorda Population Projections, 2000-2045

Place	2010	2015	2016	2017	2018	2019	2020	2030*	2040*	2045*
Punta Gorda	16,641	17,675	17,884	18,095	18,308	19,961	19,471	21,768	24,337	25,773

*Population projections
Source: City of Punta Gorda Urban Design, US Census, and Bureau of Economic and Business Research (BEBR) University of Florida, The Office of Economic and Demographic Research (EDR)

Projecting Number of Households by Size

Households are defined as housing units occupied by permanent residents. This is a subset of total housing units minus all vacant and seasonal units. Table 4.29 shows the estimated household size for the city of Punta Gorda in 2013 was 1.99 persons.

Table 4.29 – Punta Gorda Households, 2013

	Households	Persons Per Household
Punta Gorda	8,598	1.99
Charlotte County (unincorporated)	66,528	2.20
Charlotte County (total)	75,126	2.18

Source: The Shimberg Center for Affordable Housing at the University of Florida

Age is a significant factor influencing household size in Punta Gorda. Different age groups have different propensities and demands.

The Shimberg Center projects that from 2013 to 2045, total households in the city of Punta Gorda will increase by 1,507 or 17.5% from 8,598 to 10,105, which would be 10.8% of the County's projected total households. Table 4.30 is a breakdown of household changes by age category from 2013 to 2045:

Table 4.30 - City of Punta Gorda Projections of Households By age, 2013-2045

Year	2013	2015	2020	2025	2030	2035	2040	2045
18-24	113	119	129	145	156	172	192	215
25-44	873	932	1,123	1,394	1,593	1,788	1,801	1,454
45-64	2,589	2,577	2,460	2,560	2,548	2,803	3,194	3,590
65 and older	5,023	5,112	5,507	5,428	5,493	5,218	4,918	4,908
Source: The Shimberg Center for Affordable Housing at the University of Florida								

This review illustrates that between 2013 and 2025, the largest increase will be in householders headed by a person aged 25-44 (521 additional households), with an additional 405 households headed by someone 65 or older. By 2040, elderly households will decrease to 4,918 total, while householders headed by a person aged 25-44 will increase to 1,801. This reflects an expected increase in the number of young householders in 2040, the 2045 projections show a slight decline to 1,454 in the future.

Households by Income

Outlined below shows income as a percentage of average median income, households will change from 2013 to 2045 as follows:

Table 4.31 - City of Punta Gorda Projections of Households by Area Median Income, 2013-2045

Year	2013	2015	2020	2025	2030	2035	2040	2045
30% AMI or less	613	623	662	695	718	740	751	761
30.1-50% AMI	691	703	751	779	807	816	818	801
50.1-80% AMI	1,198	1,222	1,305	1,339	1,378	1,386	1,377	1,337

80.1-120% AMI	1,313	1,336	1,413	1,454	1,491	1,506	1,508	1,488
More than 120% AMI	4,783	4,856	5,088	5,260	5,396	5,533	5,651	5,770
Source: The Shimberg Center for Affordable Housing at the University of Florida								

It is expected that by the year 2025;

- Households at or below 30% of area median will increase by 13.4% from 613 to 695.
- Households with income from 30.01% to 50% of area median will increase by 12.7% from 691 to 779.
- Households with income from 50.01% to 80% of area median will increase by 11.8% from 1,198 to 1,339.
- It is projected that in 2025 there will be 2,813 low-income households with an annual income at or below 80% of area median, up from 2,502 in 2013.
- Households with income from 80.01% to 120% of area median will increase by 10.7% from 1,313 to 1,454.
- Households with income at or above 120.01% of area median will increase by 10.0% from 4,783 to 5,260.

Table 4.27 identifies the number of households that are low income (income at or below 80% of area median) and severely cost-burdened (paying 50% or more for mortgage costs or rent).

Table 4.32 - Number of Severely Cost-Burdened (50%+) Households with Income Less than 80% of AMI by Tenure

Owner								
	2013	**2015**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**
Charlotte County (unincorporated)	6,962	7,102	7,557	7,903	8,250	8,476	8,705	8,813
Punta Gorda	805	815	862	874	889	888	883	862
Renter								
	2013	**2015**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**
Charlotte County (unincorporated)	3,389	3,441	3,597	3,754	3,824	3,949	4,003	4,112
Punta Gorda	340	350	376	418	445	481	501	530

Note: Numbers do not include homeless individuals and families, as they are not included in household enumerations.
Source: The Shimberg Center for Affordable Housing at the University of Florida

Projected Need for Housing

Determining the total number of additional housing units demanded in the city of Punta Gorda during the planning period, the relationship between households and housing units must be established. The housing unit demand at any point in time is equal to the number of households plus an adequate supply of vacant units from which incoming householders may choose. Only units that are in the permanent housing non-seasonal supply are considered in this analysis. The vacancy rate necessary to provide adequate choice is assumed to be the vacancy rate reported by the Shimberg Center and Charlotte County Comprehensive Plan for the City of Punta Gorda.

Projected Demand and Need

The projection of demand is developed based on:

- Occupied housing
- Percentage allowance for vacant units
- Percentage allowance for units expected to be lost due to various causes such as demolition (assumed to be zero in the numbers provided)

The permanent vacancy rate of 9.1%, as identified in the Charlotte County Comprehensive Plan and the Shimberg Center for Affordable Housing, is applied to the 2013-2045 household projection data to determine total housing demand for the planning period. The projection shows the number of units that need to be constructed between a base year, in this case 2013, and a given year in order to meet the expected expansion in the number of households (plus an assumed vacancy rate). As indicated in Table 4.33, the demand for households in the city of Punta Gorda is projected to rise from 9,380 in 2013 to 11,082 in 2045. The number of units exceeds the number of households reported in previous tables. Units in excess of households provide replacements for housing that will be demolished and supports a 9.1% vacancy rate to handle movements within the housing market in the sale and rental of properties. This percentage falls within the customary range for active housing markets.

The projections show that between 2013 and 2025, there is a need to construct approximately 1,014 permanent non-seasonal housing units to address the demand by households that will be entering or forming in the city of Punta Gorda. An additional 662 units will be required by 2045.

Table 4.33 - Forecasted Demand and Need for Permanent (Non-Seasonal) Housing, 2013-2045

Projected Households								
	2013	2015	2020	2025	2030	2035	2040	2045
Charlotte County (unincorporated)	66,528	67,878	72,233	75,567	78,983	81,143	83,364	84,329
Punta Gorda	8,598	8,740	9,219	9,527	9,790	9,981	10,105	10,157

Projected Housing Demand								
	2013	2015	2020	2025	2030	2035	2040	2045
Charlotte County (unincorporated)	72,715	74,191	78,951	82,595	86,328	88,689	91,117	92,173
Punta Gorda	9,380	9,535	10,058	10,394	10,681	10,889	11,025	11,082
Number of New Homes Required								
	2013 - 2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045	Vacancy Rate
Charlotte County (unincorporated)	1,476	4,760	3,644	3,734	2,361	2,428	1,032	9.3%
Punta Gorda	155	523	336	287	208	135	32	9.1%
Source: The Shimberg Center for Affordable Housing at the University of Florida								

Table 4.34 provides data on the projected housing demand and need by type for Punta Gorda through the year 2045. By 2025, it is estimated that 811 single family and 202 multi-family units will need to be constructed. Between 2025 and 2045, an additional 529 single family and 133 multi-family units will be needed.

Table 4.34 – Forecasted Demand and Projected Construction Need for Permanent Housing by Building Type.

Number of New Homes Required							
	2013-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045
Single Family	124	418	269	230	166	108	25
Multi-family	31	105	67	57	42	27	7
Total	**155**	**523**	**336**	**287**	**208**	**135**	**32**
Source: The Shimberg Center for Affordable Housing at the University of Florida							

Table 4.35 shows the forecasted demand and forecasted construction need by tenure (owner-occupied versus renter-occupied). Of the 1,014 units that need to be constructed in the city of Punta Gorda by 2025, 585, or about 57.7%, will be for occupancy by owner households. In between 2025 and 2045, only 12.7% of the 662 needed units should be for owner-occupied units.

Table 4.35 – Forecasted Demand and Project Construction Need for Permanent Housing by Tenure, 2013-2045

Number of New Homes Required							
	2013-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045
Owner	103	374	109	131	16	30	-93
Renter	52	149	227	156	192	105	125
Total	**155**	**523**	**336**	**287**	**208**	**135**	**32**
Source: The Shimberg Center for Affordable Housing at the University of Florida							

Table 4.36 shows the construction needs through 2045 by household income as a percentage of the area median income. The data illustrates the additional units that need to be constructed to keep pace with the growth in households by annual income as a percentage of area median income. Ensuring that all of these units are built at an appropriate price or rent level guarantees new households do not face undue cost burdens. This addresses potential growth in affordable housing needs. It further shows income households with an annual income at or below 80% of area median income. The Shimberg Center projects that by 2025 339 low income homes will need to be constructed, and 400 low-income homes by 2045.

Table 4.35 shows the construction need for all households at each income level, not just those who are projected to pay more than 50% of income for housing. The total is higher than the total growth in cost-burdened households. It is expected that existing private market construction and housing programs will address a portion of the housing need for these households, particularly those in the higher income ranges.

Table 4.36 – Projected Construction Need for Permanent (Non-Seasonal) by Households by Income as a Percentage of Area Median Income, 2013-2045

Punta Gorda							
	2013-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045
Below 30% of AMI	11	43	36	25	24	12	10
30.1% to 50% AMI	13	52	31	31	10	2	-27
50.1% to 80% AMI	26	91	37	43	9	-10	-69
Total Construction need for Low Income Households	50	185	104	98	43	4	-84
80.1% to 120% AMI	25	84	45	40	16	2	-31
Over 120% AMI	80	253	188	148	149	129	150

Total	**155**	**523**	**336**	**287**	**208**	**135**	**32**
Unincorporated Charlotte County							
	2013-2015	**2015-2020**	**2020-2025**	**2025-2030**	**2030-2035**	**2035-2040**	**2040-2045**
Below 30% of AMI	115	352	299	235	210	156	141
30.1% to 50% AMI	188	640	502	622	265	293	-156
50.1% to 80% AMI	285	1,010	806	938	437	414	-242
Total Construction need for Low Income Households	588	2,002	1,607	1,795	912	863	-257
80.1% to 120% AMI	334	1,117	867	963	519	537	15
Over 120% AMI	553	1,641	1,171	976	930	1,027	1,273
Total	**1,476**	**4,760**	**3,644**	**3,734**	**2,361**	**2,428**	**1,032**
Sources: Shimberg Center for Affordable Housing at the University of Florida							

Projected Demand for Housing by the Elderly

Elderly persons are defined here as those persons sixty-five (65) years of age or older. Based on populations by the Shimberg Center and extrapolations of the Shimberg figures by the City's consultant, Table 4.37 shows the city's elderly population will increase from 5,023 elderly households in 2013 to 5,428 households in 2025, to a high of 5,493 households in 2030, before declining to 4,278 elderly households in 2045. Although Shimberg projects an overall decline in elderly households in the city of Punta Gorda between 2013 and 2045, in unincorporated Charlotte County, Shimberg projects an increase of 12,958 elderly households, from 31,018 to 43,976. Financially, by 2025 the Shimberg Center projects that 1,717 of the elderly households in the city will be low-income, and 1,907 will be cost-burdened. It is anticipated that the elderly, as they live longer, will need special housing assistance to enable them to stay at home longer.

Based on the fact that the percentage of low income and cost burdened elderly households population in the city of Punta Gorda is expected to increase to 4,278 households by 2045 and in unincorporated Charlotte County to 43,976 households by 2045, it can be assumed that there will be a need for additional group home facilities for the elderly. Any new facilities should be individually small in scale, located within residential or mixed-use areas in close proximity to shopping and essential services, and have a residential character.

Table 4.37 – Low-Income and Cost Burdened Elderly Households, 2013-2045

Punta Gorda			
Year	**Total Elderly Households**	**Low – Income**	**Cost Burdened**
2013	5,023	1,589	1,765
2015	5,112	1,615	1,796

2020	5,507	1,743	1,935
2025	5,428	1,717	1,907
2030	5,493	1,738	1,931
2035	5,218	1,651	1,834
2040	4,918	1,557	1,729
2045	4,278	1,355	1,503
Unincorporated Charlotte County			
Year	**Total Elderly Households**	**Low – Income**	**Cost Burdened**
2013	31,018	13,136	9,800
2015	32,016	13,560	10,116
2020	35,902	15,205	11,345
2025	38,940	16,490	12,302
2030	43,826	18,562	13,848
2035	44,861	18,999	14,174
2040	46,344	19,628	14,643
2045	43,976	18,622	13,892
Sources: Shimberg Center for Affordable Housing at the University of Florida			

Migratory Housing

Because the city of Punta Gorda does not exist within an area of high agricultural use, separate estimates for rural and farmworker households were not made.

Persons with Disabilities

Persons with disabilities are another group with special housing needs. Persons with disabilities are defined as those with a disability (mental or physical condition), which has lasted six (6) or more months and which limits the kind or amount of work a person can do. In the city of Punta Gorda, 3,760 people, or 19.7% of the non-institutionalized population, have a disability.

The most significant factor facing persons with disabilities is the search for a barrier-free living environment that is affordable. Housing for persons with disabilities is more expensive due to modifications that are needed to make units accessible; however, income levels for persons with disabilities are no higher than those of other city residents. Thus, persons with disabilities not only face accessibility problems but affordable housing problems. The Fair Housing Act addresses discrimination against persons with disabilities. It requires increased accessibility for certain new multi-family dwelling units. This alleviates some housing accessibility problems with persons with disabilities face today.

Homeless Population

More Americans are homeless now than at any other time since the Great Depression, despite the growing awareness of this complex problem. In order to ease the plight of the homeless, most experts agree that more decent special purpose housing—emergency, transitional, and special family centers, as well as permanent, low-cost housing, is needed.

One major difficulty in providing shelters and other supportive housing for the homeless is trying to project the size of the homeless population. The difficulty is that the homeless population constantly changes in response to the economic, health care, and substance abuse factors. The 2014 Florida Department of Children and Families Annual Report to the Governor and the legislature, which uses data collected from a Point-In-Time Count, indicates that there were 511 homeless persons in Charlotte County. According to the State of Florida statistics, approximately 65% of homeless are men, 35% women. The bulk of homeless persons (85%) are single. The low percentage of married persons in the homeless population is reflective of one of the causes of homelessness, family problems, and the break-up of the family unit. Homeless and other special needs are being addressed through a collaborative effort of Charlotte County non-profits and governmental agencies. The Charlotte County Collective or "C3" has organized to identify and prepare a Gaps Analysis for submission under HUD's Continuum of Care Program. The Continuum of Care Program is defined as the community's plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. Continuum Care also includes action steps to end homelessness and prevent the return to homelessness. The Charlotte County Collective focuses on stabilizing families through the provision of an array of services to meet the needs of the homeless population in Charlotte County. Childcare is an essential component of the package of service provision. With proper childcare, homeless children can be cared for in an enriched, stable, and safe environment, while adult family members are in the process of becoming a self-sufficient family unit.

According to the Homeless Shelters Directory, in 2019, there was only one homeless shelter in Charlotte County, with a total number of 261 beds. These include 66 beds for emergency shelters, 24 beds for transitional housing intende to temporarily care for the displaced or chronically homeless population, 107 beds for permanent supportive housing service for the elderly or vulnerable population struggling to stay above the poverty line, and 64 Rapid Re-Housing beds that assist people in obtaining housing quickly, increase self-sufficiency, and stay housed.

Land Requirements to Meet the Estimated Housing Need

Based upon the total projected housing needs by unit type for the City of Punta Gorda through the year 2045 (Table 4.38), the city's currently vacant and fully serviced (i.e., water, sewer, roads, etc.) residential lot inventory will accommodate the related development. Table 4.39 translates these housing unit projections by unit types into the land requirements to meet the projected need. It has been assumed that future single-family housing units will require 0.24 acres of land per unit, and future multi-family housing units 0.086 acres of land per unit. Mobile homes have not been considered in this analysis because no vacant tracts of land exist in the City that is outside the 100-year floodplain, which could accommodate any new mobile home developments.

Table 4.38 - Projected Housing Unit Need

Year	2013-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045
Single Family	124	418	269	230	166	108	25
Multi-family	31	105	67	57	42	27	7
Source: Shimberg Center for Affordable Housing at the University of Florida							

Table 4.39 – Projected Additional Land Requirements (in Acres)

Year	Assumed Acreage/ Unit	2013-2015	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	2040-2045
Single Family	.24 acre	29.76	100.32	64.56	55.20	39.84	25.92	6
Multi-family	.086 acre	2.67	9.03	5.76	4.90	3.61	2.32	0.6
Total Acres	-	32.43	109.35	70.32	60.10	43.45	28.24	6.6
Source: Shimberg Center for Affordable Housing at the University of Florida Note: acreage calculated does not include density allowed under various zoning districts								

Housing Need Met by Private Sector

Since its establishment as one of the first cities in Southwest Florida in 1887, Punta Gorda's housing needs have been primarily met by the private sector. Even the city's historic housing stock illustrates the private markets' ability to deliver housing for every market segment, from grand Victorian houses overlooking Charlotte Harbor to middle-class cottages to boarding houses for the working class. Today, over 100 years later, future housing needs identified can and will be met largely by the private sector. Changing market conditions, including rising land costs, increased construction costs, and/or an increase in interest rates will affect the private sector housing delivery system. Therefore governmental entities like Punta Gorda have looked for partnership opportunities with the private sector and non-profit entities to deliver housing necessary to meet the affordability needs of the community.

Elimination of Substandard Housing Conditions and the Structure and Aesthetic Improvement of Housing

The City of Punta Gorda shall maintain its current code enforcement activities so that no substandard conditions are allowed to persist or be increased. Older housing areas, as well

as those areas close to the commercial areas, shall be carefully watched.

Housing Delivery System

The housing delivery system is comprised of a variety of individuals and community trusts, which include developers, contractors, house manufacturers, and mobile home producers. These individuals and organizations function within a broader system of financial institutions, landowners, real estate brokers, title companies, building material manufacturers, insurance companies, and various professionals and government agencies.

This system operates within the context of a local market or markets. In the City of Punta Gorda, that market is shaped by an established pattern of single-family subdivisions of platted lots historically marketed to an older, retiree population to include both permanent residents and "seasonal residents" visiting the area from elsewhere in the nation for a few months each year.

The challenge posed for the housing delivery system in the City of Punta Gorda over the next 20 years relates to the provision of adequate and affordable housing. The challenge is to meet the housing needs that may not be fully met by the delivery system currently serving the dominant middle and upper-income segment of the market. This includes housing for the working population, particularly the service sector that will increase as the economy expands and diversifies with population growth. The private sector, unassisted, cannot be expected to meet the demand for affordable housing to the low and very low-income portion of this market. Another dimension of the local housing situation that will need to be addressed as the relatively new housing stock ages over the next 20 years will be the need to maintain or recycle the housing stock as it passes on from the first generation of owners.

Partnerships between local governments and the private sector – both the business sector and community-based non-profit housing providers – can help the City develop affordable housing by bringing additional resources and skills to the development process. There are a variety of public-private partnership approaches. An example of this type of partnership can be found in the recent negotiations with a private developer to provide moderate-income housing.

The Verandas

The Verandas proposes the construction of a two-story building with 120 units on 8.87 acres for low income senior assisted living. This project is located at the corner of Cooper Street and Airport Road and will provide units that were lost during the 2004 hurricane season.

Public/Private Partnerships Providing Affordability for the City

Trabue Woods Economic Development

This project is one of many joint partnerships between the Trabue Woods Economic Development Corporation and the Punta Gorda Community Redevelopment Agency (CRA) to redevelop East Punta Gorda by increasing the stock of attainable housing. Located in the heart of the East Side, this was the first of four projects to be constructed. The project consists of one (1) two-story townhouse building with eight (8) units and is currently being rented.

Punta Gorda Housing Authority

The Punta Gorda Housing Authority (PGHA) had 184 publicly owned, subsidized rental units destroyed in the 2004 hurricane

season. Construction was completed on this development. This development has a variety of housing types and sizes and green spaces for recreational activities providing identity in the neighborhood as a contributing factor rather than being set apart as a low-income housing project.

Helen Avenue Housing

With land donated by the City of Punta Gorda to the Peace River Land Trust, three (3) affordable single-family homes have been constructed in the Trabue Woods neighborhood and are being utilized for attainable housing.

Bernice Russell Community Development Corporation

Another example of a public/private partnership is this mixed-use development consisting of retail space and five (5) affordable rental housing units. The Bernice Russell Community Development Corporation (BRCDC), composed of local community activists partnered with the Punta Gorda CRA and City Council, are constructing this development with the use of both tax increment financing and grant monies in an effort to revitalize the historic Trabue Woods Neighborhood.

Availability of Land for Housing

As per the 2011 Evaluation and Appraisal Report of the City of Punta Gorda Comprehensive Plan, the City of Punta Gorda had 854 acres of vacant land zoned for residential use in 2010. According to GIS data from Charlotte County's open data portal, that number fell to 616 acres, indicating a rise in residential development in the past 13 years. As of 2023, GIS data from the County indicates that there is an additional 179 acres of Commercial and Industrial vacant land available for use.

Table 4.40 - 2010 vs 2023 Vacant Lands by Type

Year	2010			2023		
Land Types	**Acres**	**% of Vacant Land**	**% of Total Land Uses**	**Acres**	**% of Vacant Land**	**% of Total Land Uses**
Vacant Residential	854.45	85.0%	8.4%	616.46	77.43%	6.74%
Vacant Commercial	146.39	14.6%	1.4%	178.13	22.37%	1.95%
Vacant Industrial	4.34	0.4%	0.0%	1.53	0.19%	0.02%
Total Vacant Land	**1,005.18**	**100.0%**	**9.8%**	**796.12**	**100%**	**8.70%**

Source: City of Punta Gorda Comprehensive Plan Evaluation and Appraisal Report 2011, Charlotte County GIS

Delivery of Municipal Services

As a compact urban area, the City of Punta Gorda's entire municipal services system is set up to encourage infill development on existing vacant lots in a compact and contiguous manner. Virtually all of the City's current vacant single-family lots and vacant multi-family tracts have adequate water, sewer, roads, solid waste, police, and fire services. As an established urban community, the City of Punta Gorda provides or has access to a full complement of library services, parks, schools, and social services, all important to encouraging future affordable housing development. Prior to issuance of a building permit for any housing unit, a concurrency certificate is issued stating that there is an adequate sewer, water, roads, parks, schools (multi-family developments only), solid waste, and drainage facilities to accommodate the needs of the new household.

Financing Mechanisms for Housing

One of the single most significant factors in determining housing costs, with the most fluctuation, has been the prevailing mortgage interest rate. The difference between an interest rate of 3% and 5% on a $200,000 loan will mean a difference of approximately $250 a month in housing costs. Besides interest rates and related costs, prevailing mortgage underwriting standards also may have a significant impact, especially on low and moderate-income first-time homebuyers.

Ample financing is available to accommodate the anticipated housing development needs of Charlotte County. Residential mortgages are available from all of the banks licensed in the County. In addition, many of the lending institutions are involved in the Cornerstone Program, which provides a below-market rate, down payment assistance program that uses SHIP funds to help low-income households buy homes. Some of the banks have their own internal programs aimed at providing financing to help low-income households buy their first homes. Finally, future financing of homes for low and moderate-income households may be done through the mortgage revenue bond program established by the Florida Housing Finance Agency and the Charlotte County Finance Authority.

2019 Punta Gorda Economic and Fiscal Analysis

In an effort to update the Citizens Master Plan, Partners for Economic Solutions conducted an economic development and budgetary analysis for the City. The purpose of the report was to provide an economic framework for the plan to assure that it has a firm foundation in the area's economic and market realities. The report includes:

- Profiles of the local economy and demographics;
- Evaluation of the city's strengths, weaknesses, opportunities, and threats (SWOT) to guide the planning process;
- Analysis of residential and commercial real estate markets to estimate the scale of supportable development;
- Review of the City's budget and fiscal issues affecting its future prospects; and
- Analysis of the fiscal impacts of potential annexations.

Much of the data pertaining to housing has been incorporated within this element where appropriate. A summary of the implications of housing is provided below.

Key Housing Issues

- Dominance of single-family canal housing
- Retiree demand drives higher housing prices

- High prices are unattainable for young people and families
- Workers can't afford to live in town; only 9% of local workers live in town
- 22% of workers commute 25 miles or more
- Hard to attract and retain young workers

Based on the extension of recent trends, the market could support the following development by 2030:

- 580 to 930 new single-family detached and attached houses;
- 320 to 420 new rental housing units;
- 300 to 750 new condominiums;
- 150,000 to 250,000 square feet of office space;
- 100,000 to 150,000 square feet of retail space; and
- 75 to 200 hotel rooms.

The parts of the city most competitive for future development include downtown, the Historic District (particularly east of US 41), the US 17 corridor east of Cooper Street, US 41 south of downtown, and the Jones Loop area. Infill development that reinforces the city's walkable character offers the greatest potential as Punta Gorda strives to better address the needs of walkers and cyclists, reducing its dependence on private automobiles. That suggests a need to concentrate more residences, office, and retail space in settings served by sidewalks and multi-use pathways. The introduction of Nickel Ride and ridesharing services will help as the city's population ages, and more residents need alternatives to driving everywhere.

According to 2019 Punta Gorda Economic and Fiscal Analysis, achieving greater balance in the Punta Gorda economy and tax base will depend on deliberate efforts to grow and diversify the city. With appropriate provisions and land development regulations, growth can occur in ways that respect and reinforce the city's unique character and appeal that have made it successful through the years. The following implications from the report are related to housing.

Variety of Housing

Development of new housing of different sizes at a range of rent and price levels would help diversify the city's housing stock, allowing more local employees to live in the city and reduce their commutes while providing a larger year-round population to support local businesses.

Housing In and Near Downtown

The downtown businesses need more customers who can walk to cafes, restaurants, and stores, providing a more reliable source of demand.

Increasing Amount and Density of Multi-family Development

Increasing zoning limits from 15 units per acre would allow better use of the land and reduce the costs of building new housing. An increase in du/ac would also be responsive to developer requests, thereby promoting infill developments.

VI. CONCLUSION

The City of Punta Gorda *Housing Element* is intended to serve as a guide for the city and the community on matters of housing development and housing stock preservation within the planning areas of the city. The growth in employment and population in the city of Punta Gorda through the year 2045 will have a broad range of impacts, including the need for additional

housing to accommodate the new residents. The type, location, and other development issues associated with a broad mix of housing opportunities will be complex.

The City is currently updating the FMSF. Once completed, this survey will account for all the historic structures within the city through 1965.

The City will review the issues identified in the City of Punta Gorda Analysis of Impediments to Fair Housing Choice and address those recommendations that involve the city. For example, the City will improve their web page to include the fair housing policy and a contact phone number. The City will continue to provide information on the availability of HUD Fair Housing initiatives and policies.

VII. GOALS, OBJECTIVES, and POLICIES

Goal 4.1: The long-term end toward which Punta Gorda's housing activities and programs are directed is an adequate supply of land and housing, including a variety of housing types and costs, to meet the needs of very low, low, and moderate-income households, both present and future; the conservation and rehabilitation of the current housing stock, including historic structures; the elimination of substandard housing conditions; the appropriate siting of group and foster care facilities in residential areas, and the coordination of housing programs with other agencies.

Objective 4.1.1: Throughout the planning period through 2030, Punta Gorda will provide for a variety of housing types and residential densities to accommodate the needs of current and future populations, as well as meeting the special housing needs of its citizens.

Policy 4.1.1.1: Punta Gorda's Future Land Use Plan and Future Land Use Plan Map will provide a variety of residential land use categories to accommodate varying housing densities and housing types, including missing middle housing typologies such as townhomes, duplexes, fourplexes, cottage courts, and small apartment buildings.

Measurement: The number of housing units by type is constructed annually.

Policy 4.1.1.2: Consistent with the Comprehensive Plan, Punta Gorda's Land Development Regulations (including zoning regulations) will make possible a variety of lot sizes, densities, and housing types, including single-family, townhomes, duplexes, fourplexes, cottage courts, small apartment buildings, mobile home, patio homes, and zero lot line homes.

Measurement: Existence of zoning district regulations that allow for a variety of lot sizes and housing types.

Policy 4.1.1.3: The City of Punta Gorda, with the assistance of the Urban Design Department (planning, zoning, and building), shall provide education-awareness programs so that the public can gain a better understanding of the need for affordable housing. These programs will also address residents' aversion to the proximity of affordable housing and the general negative public perception regarding affordable housing.

Measurement: The annual number of city residents that have been informed about affordable housing and available programs.

Policy 4.1.1.4: Consider adoption of standards in the Land Development Regulations (LDRs) for inclusionary housing, with the intent of increasing the supply of affordable housing. Such regulations should either require that all residential development contain an affordable housing component or pay a fee-in-lieu-of to a fund. The requirements could be either mandatory or incentive-based.

Measurement: Number of affordable housing units included in new development and/or property purchased for donation to the Land Trust to be used for the construction of affordable housing from monies received as payment of fee-in-lieu of.

Policy 4.1.1.5: Punta Gorda will continue to participate in programs to maximize opportunities for partnerships with the private sector and non-profit organizations for the provision of low and moderate income affordable housing.

Measurement: Number of low and moderate income affordable housing units constructed.

Policy 4.1.1.6: The City will reassess City Guidelines approximately every five (5) years to ensure they are consistent with changing community needs.

Measurement: This is completed through the Evaluation and Appraisal Report (EAR)

Policy 4.1.1.7: When evaluating potential annexation areas, Punta Gorda will include an analysis of housing types, housing costs, land costs, and other factors to determine the potential for increasing the supply of mobile homes or other housing affordable to moderate-income persons. Potential for increasing affordable housing will be rated positively among criteria for evaluating annexation areas.

Measurement: Amount of vacant land annexed each year for mobile home or moderate-income housing development.

Policy 4.1.1.8: Punta Gorda will work with local contractors and the community to study and promote the design of home features that will help elderly and disabled persons to live independently as disability conditions progress (e.g., removable floor level cabinets to facilitate wheelchair access, extra studs in bathroom walls for grab-bar installation, wider doorways and halls, and lever type door openings, etc.).

Measurement: Public information developed and distributed concerning such features.

Policy 4.1.1.9: The City will encourage neighborhood improvements by providing assistance through the Community Redevelopment Agency's Incentive Program.

Measurement: Number of projects funded.

Policy 4.1.1.10: Punta Gorda will revise zoning and land development regulations to permit more affordable micro-units and accessory dwelling units (ADUs) in all residential zones, study the possibility of revising single-family zones to allow two homes per lot and include accessory apartments for relatives as an allowed use in owner-occupied dwellings.

Measurement: An amendment to the Land Development Regulations allowing accessory apartments for relatives of owner-occupied dwellings.

Policy 4.1.1.11: Review the City's Land Development Regulations (LDRs) on an annual basis to ascertain if there are any regulations that unnecessarily drive up the cost of housing.

Measurement: Amendments to the City's Land Development Regulations, as needed.

Policy 4.1.1.12: Punta Gorda will seek to develop partnerships with Builder's Associations to improve efficiency and expand the capacity of the housing delivery process.

Measurement: Percentage of affordable housing demand met.

Policy 4.1.1.13: The City will consider revising its land development regulations to reduce minimum lot widths and eliminate replatting fees in Traditional Neighborhood FLUM areas to encourage smaller housing types, including townhomes and duplexes.

Measurement: Existence of a feasibility study for reducing minimum lot widths and eliminating

replatting fees and amendments to the City's Land Development Regulations, as needed.

Objective 4.1.2: Throughout the planning period through 2045, Punta Gorda will reduce substandard dwelling units.

Policy 4.1.2.1: Punta Gorda will cause unsafe, condemned residential or commercial structures to be secured, repaired, demolished, or otherwise removed as a threat to the public health, safety, and welfare.

Measurement: Number of unsafe structures addressed each year.

Policy 4.1.2.2: Punta Gorda will require commercial and multi-family properties in the Downtown Redevelopment Area to be painted, maintained, and otherwise kept in good repair with respect to the building exterior, appurtenances, parking lots, and grounds.

Measurement: Number of commercial or multi-family units brought up to code each year in the revitalization area.

Policy 4.1.2.3: Punta Gorda will adopt and enforce the Standard Unsafe Building Abatement Code of the Southern Building Code Congress.

Measurement: The adoption of the Standard Unsafe Building Abatement Code in the Land Development Regulation and the annual number of dwelling units required to comply with the code.

Policy 4.1.2.4: Whenever possible, Punta Gorda will use discretionary Community Development Block Grant (CDBG) funds to support neighborhood improvements.

Measurement: The annual amount of CDBG money used for neighborhood improvements.

Policy 4.1.2.5: Punta Gorda will coordinate with Charlotte County in establishing extra-jurisdictional boundaries to improve neighborhood appearance in areas surrounding the city through both the City's Land Development Regulations (LDRs) and code enforcement.

Measurement: Upon signing an interlocal agreement, the annual number of commercial project submissions and code enforcement stops is made within the extra-jurisdictional boundaries.

Policy 4.1.2.6: The City will continue to strictly enforce the standard housing code, *particularly in those neighborhoods where code violations appear to be more prevalent.*

Measurement: Number of code violations issued.

Policy 4.1.2.7: Punta Gorda will continue to implement Capital Improvement projects identified in the 1990 Redevelopment Plan pursuant to Objective 3 in the *Future Land Use Element* and its related policies.

Measurement: The annual number (and amount) of revitalization projects funded.

Objective 4.1.3: The City of Punta Gorda will establish policies and procedures to protect historic residential areas and homes.

Policy 4.1.3.1: Punta Gorda will continue to promote historic preservation by maintaining an 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.

Policy 4.1.3.2: Punta Gorda will continue to support the City's History Park, a site where historic structures are relocated to avoid demolition.

Measurement: Number of historic structures relocated to the City's History Park.

Policy 4.1.3.3: Punta Gorda will continue to assist the Department of State Division of Historical Resources' with their portion of the Florida Master Site File.

Measurement: Periodic review/ update of the city's portion of the Florida Master Site File.

Policy 4.1.3.4: Punta Gorda shall assist property owners of historically significant housing by supporting applications seeking standing on the Florida Department of State Master Site File. The City shall promote adaptive reuse and rehabilitation of historically significant structures through assistance with grant functions and coordination with State technical services available for such activities.

Measurement: Number of structures added to the Florida Master Site File and/or number of assisted grants secured.

Policy 4.1.3.5: The City has established procedures for the protection of locally designated historically significant housing, structures, or sites, and has developed criteria under which a locally designated structure or the site may be altered or demolished. Action by the City's Historic Preservation Advisory Board (HPAB) and/or the City Council is required to authorize significant alteration or demolition of locally designated structures of historical significance, subject to established procedures regulating the alteration or demolition of any site or structure.

Measurement: Number of units rehabilitated in the planning period.

Objective 4.1.4: Punta Gorda will provide equitable housing for citizens who must be relocated through government action supported by federal or federal aid funds consistent with Chapter 421.55, Florida Statutes.

Policy 4.1.4.1: Punta Gorda will assure that reasonably located, safe, and sanitary housing, at affordable costs, is available prior to displacement of citizens through public action prior to displacement, should such redevelopment occur.

Measurement: The annual number of homes demolished as a result of redevelopment and the number of successful replacement homes found.

Policy 4.1.4.2: In areas where there is strong community identification, redevelopment will occur in a manner to minimize disruption and relocation.

Measurement: An annual report identifying redevelopment projects and citizen concerns.

Policy 4.1.4.3: Where residential displacement occurs as the result of a federally assisted redevelopment project, displaced persons will be given an opportunity to relocate within or near the redevelopment area.

Measurement: Annually, the number of returning residents to a completed residential redevelopment project.

Objective 4.1.5: Throughout the planning period through 2045, Punta Gorda will ensure the provision of an adequate supply of affordable housing (for very low, low, and moderate-income persons), including mobile and manufactured units, appropriately distributed throughout the community.

Policy 4.1.5.1: To the maximum extent possible, Punta Gorda will rely upon the free market to supply the housing needs of city residents. The city government will cooperate with public and private housing service agencies to supplement the efforts of the private sector. In addition, the city government will apply for State and Federal revenues to satisfy needs that are not met by the private sector and by housing service agencies (very low, low, moderate-income benefit).

Measurement: The number of new residential structures constructed each year that meet housing needs for very low, low, and moderate-income housing.

Policy 4.1.5.2: Punta Gorda will support the affordable housing efforts of collaborators such as the Housing Corporation of Charlotte County, SF Florida Goodwill Housing, Habitat for Humanity, and Gulf Coast Partnership of Charlotte County by such activities as planning and facilitation of an outreach program for eligible homebuyers and lenders to improve participation in the First Time Home Buyers Program (low and moderate-income benefit).

Measurement: Design and implementation of outreach program.

Policy 4.1.5.3: Punta Gorda will promote the construction of affordable housing by allowing the use of innovative techniques, such as density bonuses, zero lot line construction, etc., through the Planned Development (PD) process (very low, low, and moderate-income benefit).

Measurement: Amendment of the Land Development Regulations for affordable housing as needed.

Policy 4.1.5.4: Punta Gorda, in cooperation with the Housing Corporation of Charlotte County, will establish a dialogue with lenders and identify ways to reduce the impact of borrowing costs on housing affordability. The result of this dialogue will be a program for implementation that could include elements such as homebuyer counseling, loan guarantees, down payment assistance, reduced fees, lower interest rates, etc. (low and moderate-income benefit).

Measurement: Establishment of dialogue and planning and implementation of a program in cooperation with the Housing Corporation of Charlotte County and lenders.

Policy 4.1.5.5: As a numerical goal, Punta Gorda seeks the development of 50 or more new homeowner units, affordable to low- and moderate-income persons, in Punta Gorda and its environs over the planning period through 2045. Punta Gorda will implement this policy by providing assistance (e.g., technical assistance in grant applications and environmental permitting, lawful reduction in City permit fees, improvements of infrastructure in City rights-of-way, provision of site fill material, etc.) for producers of affordable housing such as Habitat for Humanity, SF Florida Goodwill

Housing, Gulf Coast Partnership of Charlotte County, Bernice Russell Community Development Corporation (BRCDC), Trabue Woods Community Development Corporation (TWCDC), and Charlotte County Housing Corporation (CCHC) (low and moderate-income benefit).

Measurement: Implementation actions taken and units built.

Policy 4.1.5.6: As a means of meeting the anticipated need for affordable rental units after 2005, Punta Gorda sets as a numerical goal 60 new or rehabilitated rental units in Punta Gorda and its environs over the planning period to 2045. Punta Gorda will implement this policy by assistance analogous to that described for homeowner units in Policy 4.1.4.5 or by securing funding through the State Housing Initiatives Program (SHIP), in coordination with Charlotte County or other state or federal programs (very low, low, moderate-income benefit), or other means through the partnership of Community Land Trusts, Community Housing Development Organizations, Housing Finance Agencies, and Public Housing Authorities.

Measurement: Implementation actions taken and units rehabilitated or constructed.

Policy 4.1.5.7: As a numerical goal, Punta Gorda seeks the rehabilitation and/or first time home buyer acquisition of 200 homeowner units, affordable to low and moderate-income persons, in Punta Gorda and its environs over the planning period to 2030. Punta Gorda will implement this policy by participating in programs, e.g., the State Housing Initiatives Program (SHIP), that provides assistance for home purchase or rehabilitation (low and moderate-income benefit).

Measurement: Implementation actions taken and home purchases or rehabilitations assisted.

Policy 4.1.5.8: Punta Gorda advocates the continued availability of existing public housing. Conversion of public housing to another form of ownership and tenancy or demolition of public housing shall not be supported by the City unless an equivalent number of replacement public housing units are provided within the city.

Measurement: Maintenance of existing public housing units.

Policy 4.1.5.9: Punta Gorda will work with Charlotte County to develop a digital "housing referral" list for residents and service providers that aggregates all available, affordable and workforce housing options, as well as rental assistance and homeless services.

Measurement: Existence of a housing referral list and number of referrals made using this list annually.

Policy 4.1.5.10 Punta Gorda will explore the establishment and funding of a Local Housing Assistance Trust Fund as a mechanism to contribute and support additional housing for those with lower income.

Measurement: Existence of planning and/or feasibility study for establishing and funding a local housing assistance trust fund.

Policy 4.1.5.11 Punta Gorda will study the creation of alternate sources of funding to encourage development of affordable and workforce housing, to include investments such as land assembly and acquisition, site remediation, and infrastructure investments.

Measurement: Existence of planning and/or feasibility study for establishing a sales tax project or alternate funding source to develop affordable and workforce housing.

Policy 4.1.5.12: Punta Gorda will establish a Housing Task Force to support the efforts of the Gulf Coast Partnership, initiate a citywide Land Bank, and facilitate vacant land disposition and transfer for affordable housing projects.

Measurement: Creation of a Housing Task Force.

Policy 4.1.5.13: Punta Gorda will prioritize affordable and workforce housing projects as a local preference when seeking funding and housing credits from the Florida Housing Finance Corporation.

Measurement: Percentage of funding rewarded to the City from the Florida Housing Finance Corporation, which is dedicated to affordable and workforce housing annually.

Objective 4.1.6: Punta Gorda will provide for sufficient sites in residential areas or areas of residential character for group homes and foster care facilities licensed by the State of Florida.

Policy 4.1.6.1: Continue to enforce the zoning ordinance to ensure that group homes and foster care facilities are permitted in areas zoned for residential use.

Measurement: Establishment of the requested facility in a residential zoning district.

Objective 4.1.7: The City shall attempt to increase the opportunity for all citizens to purchase or rent decent, safe, and sanitary housing which they can afford, from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status, or household composition.

Policy 4.1.7.1: Punta Gorda will make fair housing information available, including complaint procedures under City Ordinance 600-80, and phone numbers for Charlotte County, state, and federal agencies that have fair housing laws and enforce them.

Measurement: The annual number of complaints submitted to the City claiming discrimination in housing.

Policy 4.1.7.2: Punta Gorda will continue to assure that access is provided to disabled persons in multi-family developments consistent with the 1992 Americans with Disabilities Act, as implemented through the Florida Accessibility Code for Building Construction, January 1994 Edition with 1996 Addendum, Florida Department of Community Affairs. As part of the review of the existing Land Development Regulations, Punta Gorda will examine the impacts of existing regulations upon the mobility and access needs of disabled persons.

Measurement: Annually, the number of development plans reviewed for multi-family developments in the city requiring compliance with the 1992 Americans with Disabilities Act.

Policy 4.1.7.3: Punta Gorda will make information available to the public concerning housing and weatherization programs and/or grants provided by the State and Federal Government, as well as private agencies.

Measurement: The annual number of city residents that have been informed about and/or assisted with weatherization programs and/or

grants provided by State and Federal Government, as well as private agencies.

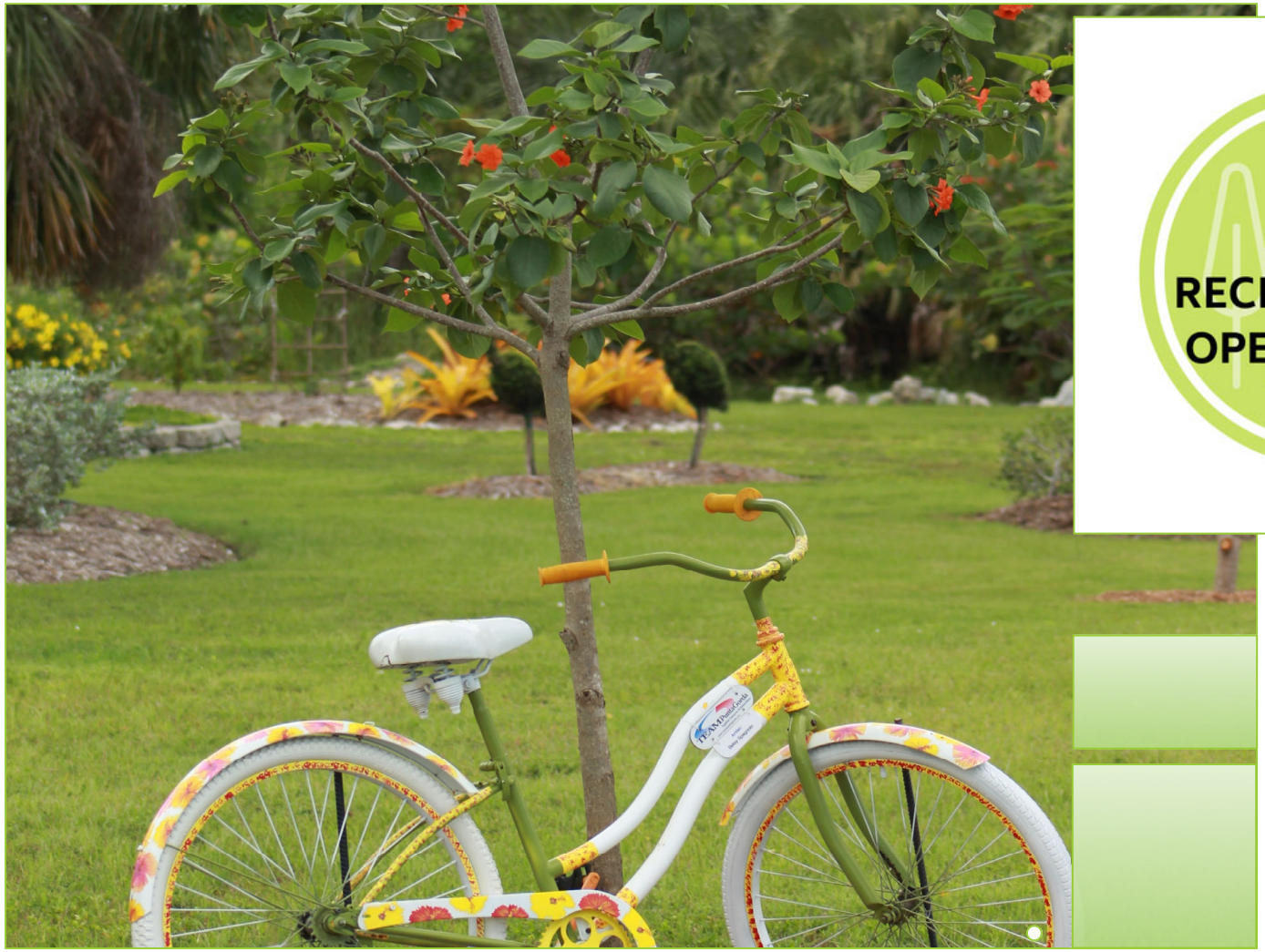
Policy 4.1.7.4: Punta Gorda will continue to participate in programs to maximize opportunities for partnerships with the private sector and non-profit organizations the provision of low and moderate income affordable housing.

Measurement: Number of low and moderate income affordable housing units constructed.

Policy 4.1.7.5: Punta Gorda will support the development of more assisted living as part of a larger Continuing Care Retirement Communities Program in partnership with local non-profits and encourage the creation of various types of senior housing or help subsidize the cost of home improvements.

Measurement: Existence of a Continuing Care Retirement Communities Program and number of assisted living building permits filed annually.

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5

RECREATION & OPEN SPACES

Recreation and Open Spaces Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

The demand for outdoor recreation and open space continues to be a challenging issue. With population and demographic trends changing in Florida, a wide variety of recreational activities are needed. Increasing populations, retired populations, and all income level families are seeking leisure-time activities. Thereby leading to continued demand for a variety of recreational facilities, organized open space, and other leisure-related activities.

The city has a solid foundation of natural and cultural resources on which to build an expanded park and recreation system. At the time of the 1997 Comprehensive Plan's adoption, recreational demand was generally being satisfied with the exception that the local parks were deficient in some portions of the city. This occurrence was due to the uneven distribution of parks which resulted in some of the city's parks being overused while others were underutilized.

As Punta Gorda's population grows, it is important that the quality of existing facilities improves and the amount of recreation and open space increases to meet the needs of the community. The City of Punta Gorda Strategic Plan identifies some of the areas the City is interested in improving and increasing services. This was especially true regarding the need for the City to produce a Parks and Recreation Master Plan (PRMP).

As part of the previous Comprehensive Plan update, the City set a policy to update the PRMP, originally adopted in December 2009, within five (5) to ten (10) years. The current plan details and analyzes the community's needs and vision of an interconnected, sustainable, and unique park system for Punta Gorda. This vision incorporates the development of the city's waterfront as a critical component in the enhancement and revitalization of the downtown district, as well as connecting the city's neighborhoods with alternate transportation options.

The key to developing a successful park system is to determine community needs and preferences, and to adopt level of service (LOS) standards for those needs which, when implemented, will provide the land, facilities, and programs in locations that serve and satisfy the public. The PRMP also provides an inventory of existing and proposed park sites. Each was evaluated for its design as a passive or active park, and by how the community wants to use each park (for festivals, art markets, relaxing, sports activities, etc.) with amenities added accordingly.

The 2009 Comprehensive Plan evaluated the level of service (LOS) to the city's residents and visitors through the preparation of the PRMP. The plan assessed and analyzed the city's park facilities and recreational needs. The City reviewed the citizen input through a public charrette and established a level of service specific to the City of Punta Gorda. Key projects were identified to be completed and also to fulfill the residents' and visitors' needs. A similar analysis and public input will be utilized to evaluate the progress the City has made since the changes were adopted.

A plan of action to provide future generations with a meaningful level of service was developed in the City's concept of the Punta Gorda Pathways, previously known as "Ring Around the City". The project, once completed, will encircle the city with a series of multiuse recreational trails, linear parks, and a harbor walk that connects key destination points to neighborhoods and business centers. In addition, the completed pathways will improve pedestrian and bicycling connectivity and enhance economic vitality of the core commercial areas. Once completed, the City must either maintain the parks in-house or subcontract the work to others.

The Parks and Grounds Division is responsible for the development, operation, and maintenance of city parks and recreation facilities. Approximately 23 developed parks and various recreation facilities are maintained by the department. Besides the parks, the Parks and Grounds Maintenance Division provides care and maintenance for the grounds around all City-owned buildings, on eight separate sites and maintains all street trees and associated landscaping.

The City's principal funding sources for parks and recreation are impact fees and ad valorem taxes. Impact fees can only be used for land acquisition and capital improvements that increase the level of service. Operation and maintenance expenses typically come from ad valorem taxes. A host of other, less reliable, sources exist—mostly in the form of grants. State acquisition programs and some limited federal funds can be used to acquire open space that has passive recreational value. The City can supplement these funds by establishing a private civic fund to channel contributions and legacies to build parks. This fund could also help finance other projects such as museums and libraries.

The *Goals, Objectives, and Policies* section is adopted by ordinance. This section identifies the city's vision of the park system, establishes the new level of service standard for parklands, identifies funding sources, proposes land management strategies, and provides policies that will successfully implement these strategies. It also includes policies which implement the Americans with Disabilities Act of 1990, as amended, in all city recreational facilities.

II. INTRODUCTION

Purpose

The *Recreation and Open Spaces Element* provides a process for determining the recreation and open space needs of the community based on analysis of existing recreational facilities and establishing goals, objectives, and policies to meet future community demands. This process covers a wide range of factors which analyze the number of facilities, park typologies, size of park land, location of parks and facilities, character of the park landscape, function of the park, quality of the park, and quality of the facilities.

Locally based, long-term open space conservation plans help communities protect their environment, improve quality of life, and preserve critical elements of local heritage, culture, and economy. Well-managed open space programs protect a community's natural green infrastructure, providing places for recreation and preserving important environmental and ecological functions.

Like development, conservation can be either planned or haphazard. While a reactive preservation strategy can preserve critical lands, it often does so in a scattershot way, so that conserved lands are fragmented. Small fragments of conserved land have less ecological value as wildlife corridors, are less accessible to community members, and have reduced value in directing growth to existing areas than larger parcels connected by corridors. The *Recreation and Open Spaces Element* helps identify critical areas for preservation, such as large areas of high-quality habitat, corridors, stream buffers, and wetlands. Preserving them for human enjoyment is not only an economic opportunity,

but a boon to human health in the form of recreation and water-quality improvement.

Relationship to the City's Comprehensive Plan

There are several key connections between the *Recreation and Open Spaces Element* and other elements of the City's Comprehensive Plan, which include the following:

- 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. This element strongly influences the analysis of future recreational demands and facility needs in different portions of the city.
- The *Transportation Element* provides input on the issue of accessibility of park and recreation facilities at the neighborhood, community, and citywide levels, and on linkage opportunities between parks, open space, and alternative transportation corridors such as bikeways and pedestrian walkways.
- The *Infrastructure Element* describes the availability of public water and sewer, and drainage facilities, which will greatly influence development trends within the planning horizon, influencing the analysis of recreational demand and facility needs.
- The *Conservation Element* contains key data and goals concerning exceptional natural resource areas, wildlife corridors, and other issues having implications for park and recreation location criteria and potential "greenway" linkages.
- 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 (e.g. boat launches, public marinas).
- The *Intergovernmental Coordination Element* provides opportunities to improve City collaboration and coordination with other agencies, such as the School Board, the Florida Department of Environmental Protection, and the Florida Fish and Wildlife Conservation Commission, in the delivery of park and recreation services.
- The *Capital Improvements Element* will reflect the City's strategy for the delivery of infrastructure and other public services that serve a primary role in growth management and help shape future demand for recreation. In addition, the *Capital Improvements Element*, which is updated annually pursuant to *Florida Statutes*, establishes the five-year budget plan for park and open space capital outlay.
- The *Historic Element* enhances the City's strategy to preserve and protect Punta Gorda's locally designated historic districts and landmarks by connecting key destination points through the Punta Gorda Pathways concept. These multiuse recreational trails will enable residents and visitors access to the city's most valued and important assets.
- The *Property Rights Element* establishes the appropriateness of park and recreation facility siting with respect to private property. Public facilities shall not impact a private property owner's right to quietly enjoy their property.

III. LEGISLATION

Federal Regulations

Antiquities Act

An Act for the Preservation of American Antiquities (Antiquities Act) was signed into law in June 8, 1906. The Act was the first U.S.

law to provide for the general legal protection of cultural and natural resources of historic or scientific interest on public lands. It established that preservation of archeological and historical sites is in the public's interest and falls under government purview.

Endangered Species Act

The Endangered Species Act [ESA (16 USC 1531-1544)] passed in 1973 and, as amended over the years, provides for the conservation of endangered and threatened species of fish, wildlife, and plants, and for other purposes. The City of Punta Gorda adopted policies that support the intent of this act through the preservation and conservation of land, promote recreational programs, and support the goals, objectives, and policies of the *Conservation* and the *Coastal Management Elements*.

Americans with Disabilities Act (ADA)

Act passed July 26, 1990 to establish a clear and comprehensive prohibition of discrimination on the basis of disability. The City of Punta Gorda adopted goals to conform to the intent of this act, thereby, ensuring that recreational programs, when viewed in their entirety, prove accessible to and usable by individuals with disabilities.

State Regulations

Senate Bill 712 and Executive Order 23-06

Senate Bill 712 and Executive Order 23-06 (signed in 2020 and 2023, respectively) committed further funding to the Florida Forever Program. The funding was used to acquire more than 170,000 acres for conservation to help protect Florida's water resources and make communities more resilient. This marks the State's continued focus on strategic acquisitions that benefit vulnerable ecosystems, and preserve and improve Florida's environmental quality for future generations.

Florida Statutes

Chapter 163, Part II, *Florida Statutes*, requires that local government comprehensive plans contain a recreation and open spaces element; however, it provides no specific guidelines as to its content or format.

Chapter 163.3177, *Fla. Stat.*

The section of the statutes allows for required and optional elements to be included in a local government's comprehensive plan. It allows for the plan to include those principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement its plan and its elements through meaningful guidelines of goals, objectives, and policies.

Chapter 259.105

Chapter 259.105 (2016), *Florida Statutes,* also called the "Florida Forever Act", is a land acquisition program that protects environmentally sensitive land from development. It purchases land that grants access to waterways, broadens open spaces, and can be held for recreation or conservation in perpetuity. Lands acquired as part of Florida Forever around the city expand the recreation and open space opportunities available to Punta Gorda's residents.

Chapter 267.0612

Chapter 267.0612, *Florida Statutes*, establishes the Florida Historical Commission which advises and assists the Florida Department of State's Division of Historical Resources. The Florida Historical Commission was created to enhance public participation and involvement in the preservation and protection of the State's historic and archeological resources. The Division of Historical

Resources directs historic preservation efforts throughout the state in cooperation with state and federal agencies, local governments, private organizations, and individuals.

Local Regulations

Strategic Regional Policy Plan

The Southwest Florida Regional Planning Council adopted a Strategic Regional Policy Plan (SRPP) in 1987 and subsequently amended it in 1991, 1995, 2002, and 2011. The 2011 SRPP provides a long-range guide for the physical, economic, and social development of the region for the purpose of creating a more healthy and sustainable future.

The City continues to participate in projects that protect our greater natural resources through the acquisition of regionally significant lands that provide for a variety of values and functions. Through public awareness and educational programs recommended in the SRPP, the policies of the *Recreation and Open Spaces Element*, and sound growth management practices, the City will continue to proactively promote planning strategies that protect and enhance the provision of regional open space and recreation.

City Ordinance

Ordinance 1702-12

As a local regulation which affects recreation and open space, the City has an adopted the Impact Fee Ordinance (1702-12) which requires development to contribute its proportionate share of funds, land, or public facilities necessary to accommodate any impacts having a rational nexus to the proposed development. In 2012, City Council adopted an amendment to the City of Punta Gorda Ordinance increasing park impact fees while suspending police, fire, and general government impact fees indefinitely for new development. Currently, for single and multi-family projects, the City is only charging impact fees for parks and roads.

Additionally, the City utilizes a portion of infrastructure surtax (ISS), a one-cent optional sales tax, to fund various park improvements. In the past, these funds have been used for streetscaping and park improvements.

IV. INVENTORY AND ANALYSIS

Background/Introduction

In order to plan for the best possible parks and recreation system it helps to understand what parks were, what comprises recreation, and what is the current park inventory. From there, the City must identify current and future needs for the delivery of recreational services as they relate to the growing population, and the role these services will play in the continued economic sustainability of the city.

Open space development has numerous environmental and community benefits. It can be used to mitigate the harmful impacts of development by reducing impervious cover and setting aside land that promotes infiltration of water runoff. Rainfall that is channeled through soil and sediment is cleaner when it meets its eventual terminus in streams and rivers. Open space requirements reduce potential pressure to encroach on resource buffer areas as well as reduce soil erosion and the potential for flooding.

Furthermore, the capital cost of development and stormwater management is reduced by concentrating runoff in one area, and minimizing runoff volumes. As an added economic benefit, property values are increased when sited adjacent to open space and can be used to foster a sense of community and pedestrian movement. These areas also create invaluable urban wildlife habitat islands.

Most importantly, open spaces support other community planning goals, such as affordable housing, architectural diversity, and satisfy the desire to protect the natural, historic, and community resources. Both the recreational opportunities and improvement to surface drinking water afforded by preserving open space are beneficial to human health and enhance the community's quality of life.

The provision of adequate recreation and park facilities will become more challenging as the population of the area continues to grow. With a diverse population, shifting demographics, and changing economic trends, a wide variety of recreational activities are needed. While retirees continue to be the dominant component of the population growth, an increasing number of families of various income levels choose to live and work in Punta Gorda; thereby, leading to continued demand for a variety of recreational facilities, organized open space, and other recreational related activities.

Originally adopted in 2009, the updated Parks and Recreation Master Plan (PRMP) will provide the changes necessary to continue to meet the recreational needs of the city. The 2009 PRMP addressed the need to change the classification of parks from the Statewide Comprehensive Outdoor Recreation Plan (SCORP) references in the previous Comprehensive Plan to a City-specific classification. The city's park system was composed of a variety of park types: state and federal, regional, environmental, urban, waterfront, neighborhood, and linear. Each is described in the following sections. While each park is distinct in how it operates within the overall park system, certain consistency of design standards are necessary to reinforce community character and understanding of the parks as pieces of the same vital system. Key to the city's park system is the strategic concept of Punta Gorda Pathways.

State and Federal Parks

Recreation facilities in the state and federal park systems are designed for mass use. These areas generally include scenic, historic, geologic, or ecologic features and are attractive to large segments of the population and can be classified as "special purpose" or "regional" recreational facilities. Although these parks are available for use by city residents, the City is not responsible for maintenance and management of these facilities and does not apply a level of service standard for this designation. The state and federal parks immediately affecting the city of Punta Gorda are described in Table 5.1 and identified on Map #41 – State/Federal-Owned Recreational facilities and Sites.

State/Federal Owned Recreational Facilities and Sites.

The State and Federal government has acquired a significant amount of acreage as natural reserve and preserve land. Many acres of these tracts include an outdoor recreational component in the form of hiking trails, nature trails, and allow for other passive activities such as bird watching and photography. Regionally, there is tremendous diversity of recreational opportunities. In Charlotte and DeSoto Counties, for example, the State has purchased more land to link wildlife corridors and protect environmentally sensitive land. Some of the purchased lands are currently used for agriculture and may remain under cultivation, but can never be developed. These regional programs are headed by the Southwest Florida Coastal Conservation Corridor (SWFCCC) project (a partnership of environmental and governmental organizations), the Charlotte Harbor National Estuary Program Restoration Plan, and Environmental Lands Acquisition Advisory Council (ELAAC).

Map #41 – State/Federal-Owned Recreational Facilities and Sites

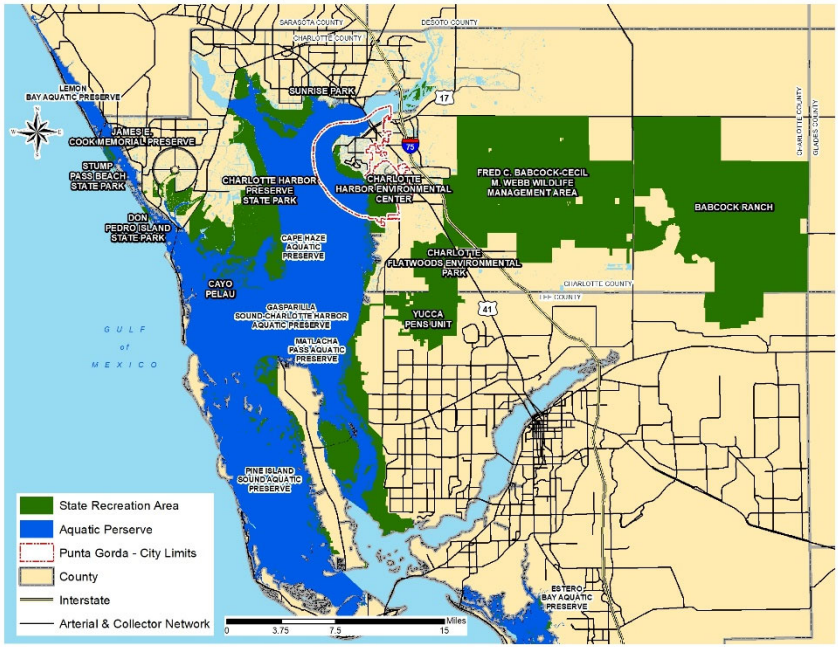


Table 5.1 - State/Federal-Owned Recreational Facilities and Sites Affecting Punta Gorda

Park Name and Ownership	Affected Area	Location	Acres	Facilities Available
Charlotte Harbor Preserve State Park- State	County and City	Charlotte Harbor	45,387	Charlotte Harbor Environmental Center, 7.75 miles of trails, pavilion, canoe/kayak launch, interpretive exhibit, historic site
Don Pedro Island State Park - State	West County	Placida Road, Don Pedro Island	230	One+ mile long saltwater beach area, pavilions, boat dock, boardwalk, ferry landing, trails, canoe/kayak launch

Stump Pass Beach State Park – State	West County	Beach Road, Manasota Key	245	nearly 1.25-mile long saltwater beach, trails, pavilion, historic site, canoe/kayak launch
Lemon Bay State Aquatic Preserve - State	West County	Lemon Bay	8,000	No land facilities, open to water-related activities
Cape Haze State Aquatic Preserve –State / Island Bay Wildlife Refuge - Federal	West County	Cape Haze/ Charlotte Harbor	12,700/20	No land facilities, open to water-related activities, 2 historic/archaeological sites
Gasparilla Island State Park - State	County and City	Belcher Road, Boca Grande	127	Trails, beach, lighthouse, interpretive exhibit
Babcock Ranch (includes Conservation Easement)	East County	State Road 31	74,000	Privately operated – eco tourism
Charlotte Flatwoods - State	East County	US 41 and Zemel Rd	16,866	None presently
Cecil M. Webb Wildlife Management Area – State (includes the Yucca Pens Unit)	East County	S. of SR 74, E. of US 42, W of SR 31	80,772	1,280 acres for primitive camping, 25-acre camp sites, hunting, target range, 3 boat ramps, field trial area for hunting dogs
		Total Acreage	**318,828**	

Source: https://www.floridastateparks.org 2023

Regional Parks

Regional parks are identified on Map #42 – Regional Parks Serving the City. Regional parks are usually greater than eighty (80) acres, serve an average of 50,000 or more residents in a 10-mile radius or up to a 30-minute driving time. They provide recreational opportunities, whereas city recreational facilities are smaller acreage and meet a variety of smaller recreational needs. Development of these parks generally facilitates active recreation serving a larger population, however, occasionally park development encompasses educational or wildlife management purposes. These parks enhance the region's quality of life, resulting in economic and social benefits.

The City of Punta Gorda relies on the Charlotte County Parks system for the provision of regional park facilities. The County offers a variety of parks and recreational facilities in the Punta Gorda area. Charlotte County Parks Department provides soccer, baseball, football, and other organized recreational opportunities.

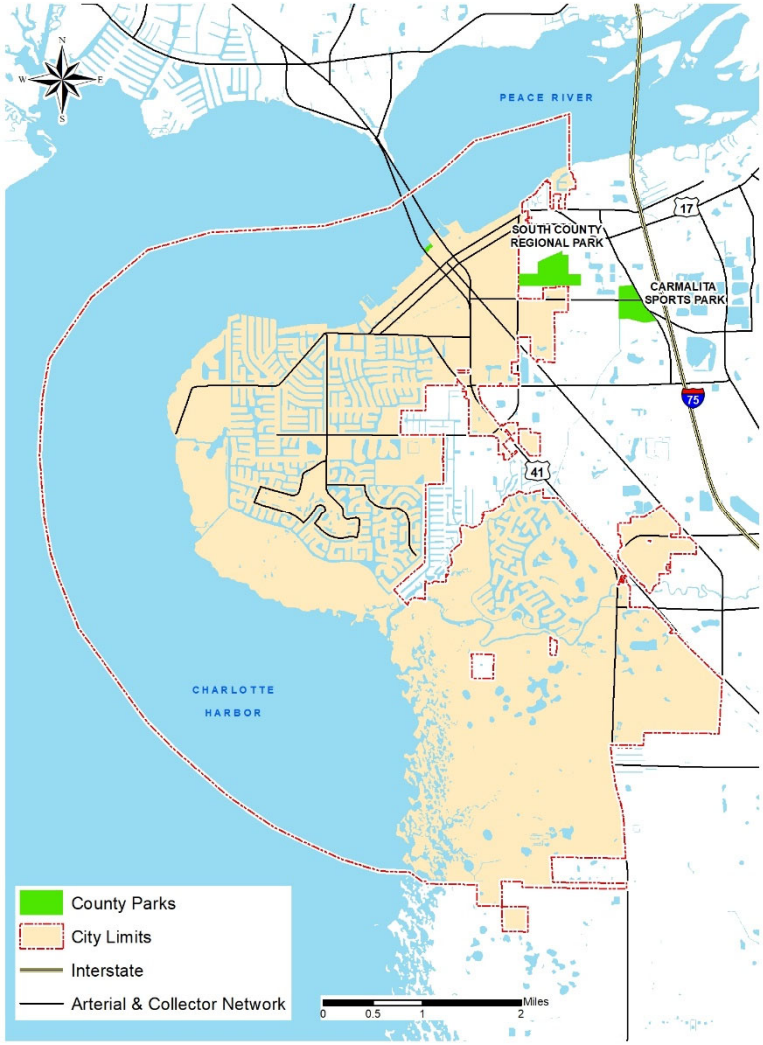
Specifically, parks such as South County Regional Recreation Center and Carmalita Athletic Park provide the city with sufficient

access to athletic fields, skate parks, a BMX track, a recreational center, and public pool facilities.

City Parks & Recreational Facilities

With the exception of the Charlotte Harbor Environmental Center and the Charlotte County Events Center all other parks and recreational facilities within the city boundaries are maintained and managed by the City as shown on Map #43 – Punta Gorda City Parks and Recreational Facilities and in Table 5.2.

Map #42 – Regional Parks Serving the City



MAP #43 Punta Gorda City Parks and Recreational Facilities



Environmental Parks

Environmental parks serve as Punta Gorda's historic connection to Charlotte Harbor. They form the foundation of the community's understanding of the need to preserve natural ecological systems. Without significant preservation of environmentally sensitive lands over the past years, the natural beauty and function of Charlotte Harbor would have seen declines similar to other significant Florida estuaries and bays. This focus on environmental protection was seen as foolish when compared to the economic prosperity wrought by unbridled development. However, now with the wisdom that comes with experience, the preservation of environmental resources is seen as an economically sustainable one.

Although the city of Punta Gorda does not truly have any environmental parks, Nature Park and Ponce de Leon include environmental features. The City currently relies on Charlotte Harbor Environmental Center (CHEC) for the provision of an environmental park facility.

Charlotte Harbor Environmental Center

Within the city, the Charlotte Harbor Environmental Center (CHEC) provides educational and passive recreational resources. The non-profit CHEC organization leases land from Alligator Creek State Preserve, which forms part of a 30,000+ acre State Park Preserve bordered to the west by the Charlotte Harbor Preserve State Park. The main attraction at the preserve is the area's four (4) miles of nature trails.

Punta Gorda Nature Park

The Punta Gorda Nature Park is a twenty-one (21) acre park situated in the center of Punta Gorda Isles neighborhood. The park includes pine palmetto forest and salt/high marsh habitats that include a multiuse recreational trail and observation deck. The remainder of the park is disturbed upland areas that present opportunities for the development of a variety of outdoor recreational activities. Staff

works with a volunteer group to maintain and enhance the park for educational outdoor classroom training and nature lectures.

Alligator Creek Park

Alligator Creek Park is approximately two (2) acres and primarily serves the Burnt Store Isles neighborhood of the city. The site is heavily wooded and bisected by Alligator Creek. A significant portion of the park is used as a storm water retention basin for an adjacent shopping center. Picnic facilities and horseshoe pits are available, however, additional facilities could enhance its attractiveness and usability.

Urban Parks

Urban parks or plazas are the public cornerstone of any great urban environment, providing a green relief from the intensity and excitement of urban landscape. This green relief creates a public gathering space for the exchange of ideas and the random social interactions that form the vital links of a city.

Urban Parks within the City shall be created through a combination of features that may include walkways that reinforce pedestrian connections to activity nodes, the creation of plaza space for social gatherings, green space for picnicking, and small events. Other features may include native trees for shade, benches, and tables for reading, eating and resting, fountains for sound attenuation, signage for identification or distinction, small scale parking, and pedestrian scale lighting for safety.

Within the context of a commercial environment a ¼ - ½ mile walk represents a prime opportunity for a lunch time stroll or break. All commercial districts in Punta Gorda allow mixed-use development and the service areas may prove useful in providing adequate park facilities to those living in these urban environments.

Hector House Plaza

This site was purchased in 2003 by the City of Punta Gorda Community Redevelopment Agency for the purpose of providing a public gathering space and additional parking for the historic Charlotte County Courthouse. The courthouse facility underwent a complete historically accurate restoration in 2009. As a complement to this restoration the design of the site incorporated an urban plaza occupying approximately 1/5 (one fifth) of the site. The improvements include seating, landscaping, and a brick path. The area hosts a weekly Farmer's Market every Saturday, year round.

Herald Court Centre

Herald Court Centre is a combination of 400-parking spaces, in a four-level parking garage and a retail center on the first floor with 17,000 square feet of space. The project was constructed on a site just over one (1) acre, located on a city block adjacent to the historic county courthouse. In addition to serving the parking needs of the downtown area, the top floor of the parking garage is rented out for events.

History Park

History Park is a nine (9) acre park located in the central part of the city. The park serves as a relocation site for historically significant structures saved from demolition. This facility is operated in conjunction with the Punta Gorda Historical Society. The park now has a total of four (4) local historic homes. Three of the homes are open to the public. In addition, the site hosts a weekly Farmer's Market on Sundays throughout the year and a community garden was completed in 2016.

Waterfront Parks

Waterfront Parks such as Gilchrist, Laishley, and Ponce de Leon, serve regional and local users. Citizen and City Council input seeks to increase recreational opportunities and restore some of the historical activities that once occurred along the waterfronts. The goal of these parks is to maximize the connection of citizens and visitors to the water. These ideas are being developed as a secondary product of the City's Master Plan. While residents from parts of Charlotte, Desoto, Sarasota, and Lee Counties come to enjoy the numerous events, providing a key component of economic activity along the city's waterfront, these parks also serve adjacent neighborhoods. These local users within the ¼ - ½ mile radius can walk/bicycle to the parks.

Alice Park

Alice Park is approximately one (1) acre located between W. Retta Esplande and the Charlotte Harbor, offering a water view and walking path connected to the city's existing multiuse recreational trails.

Bayfront Center

The City leases the Bayfront Center to the YMCA. The facility offers a community room for small, group events. The YMCA offers afterschool programs and fitness club activities. In addition the Charlotte Harbor Community Sailing Center, a 501(c) 3 non-profit, operates out of this location. A new hand-launch boat ramp was completed in 2012. After Hurricane Ian in 2022, the building is slated for demolition, but City Council seeks to rebuild it so it can continue to serve these vital community organizations.

Breakers (Brown) Park

Breakers Park provides panoramic vistas of the Peace River. The park consists of two land parcels containing approximately one and one-half (1.5) acres of land that has been partially developed as a passive park. It is a portion of the waterfront parks that is connected through the city's existing multiuse recreational trails. Brown Park, the second piece of land, is beautifully landscaped.

Charlotte Harbor Event and Conference Center (in the city, owned by the County)

The Charlotte County Event and Conference Center is located in the central business district of the city but is owned by the County. Hurricane Charley damaged the facility beyond repair in 2004, and the new Event Center opened in 2009. Designed as a multi-function 44,000-square-foot facility, it contains conference rooms, classrooms, and dining capabilities for both large and small occasions. The facility also has a great lawn for outside events. Its ability to host a variety of venues makes it an important component and an asset to the downtown business area.

Elizabeth and Wilson Park

Elizabeth Park contains approximately two and a half (2.5) acres located in Punta Gorda Isles along Charlotte Harbor. This facility offers a water view and walking path just off the city's existing multiuse recreational trails.

Gilchrist Park

Gilchrist Park provides approximately twelve (12) acres of Charlotte Harbor waterfront just west of US 41, hosting a variety of active recreation opportunities including, basketball, pickleball, tennis, and a children's playground area. Additionally, passive recreational areas include picnic pavilions, a waterfront gazebo, and a fishing

pier. As part of the Harborwalk Project, Gilchrist Park underwent renovations to include a new seawall, a 20' promenade along the harbor to complete the connection between the commercial anchors, Punta Gorda Waterfront Hotel and Fishermen's Village, on either side of the park. The Harborwalk is a key factor in increasing the economic viability and sustainability through the connection of important pedestrian components to the downtown area. The connections include the small businesses, restaurants, shops, and stores, which serve the local residents as well as tourists. The completion of the Punta Gorda Pathways, a strategic series of multiuse paths encircling the city, will link key destination points, improve pedestrian and bicycle connectivity, and enhance the economic viability of the core commercial areas.

Laishley Park

Laishley Park contains seventeen (17) acres, originally developed in 1993, within the Downtown District. In 2005, redevelopment of the park began with the construction of new docks, a boat ramp, parking facilities, and a marina building containing a Harbor Master's Office and a community room. Additionally, construction of a restaurant, open pavilions to facilitate a fresh market, and an outdoor concert area/festival space were completed in 2010. This facility hosts a variety of festivals and events from chili bake-offs to concerts and is host to a 4th of July celebration.

Ponce de Leon Park

Ponce de Leon Park is a sixteen (16) acre facility located along Charlotte Harbor. The park contains a boardwalk through a mangrove forest, a non-profit wildlife sanctuary, a fishing pier, a beach area, a small children's playground, and boat ramp facilities. The park is effectively buffered from the surrounding neighborhoods by a portion of the Charlotte Harbor State Buffer Reserve.

Veterans Park

Located in Laishley Park, Veterans Park includes a garden, gazebo, freedom fountain, mural, over fifty standing marker plaques, and hundreds of memorial bricks. The park hosts the 50% replica of the Washington Vietnam Wall Memorial.

Pittman Park

Pittman Park is approximately one (1) acre, located between W. Retta Esplanade and the Charlotte Harbor, which offers a water view and walking path connection to the city's existing multiuse recreational trails.

Shreve Park

Shreve Park is approximately one (1) acre, located along Charlotte Harbor. This facility offers a water view and walking path just off the city's existing multiuse recreational trails.

Trabue Park

Trabue Park, previously identified as Mangrove Park, was renamed to give recognition to Isaac Trabue, a founding father of Punta Gorda. The park contains ten (10) acres of mangroves and uplands located along the Peace River east of US 41. The park contains observation decks and a multiuse recreational trail. It serves as a trailhead for the Punta Gorda Pathway section known as Harborwalk East. Long-term plans include the development of this parcel into a gateway park.

Neighborhood Parks

Neighborhood parks generally serve a small geographical area and contain park amenities that are specific to the neighborhood's demographics (for example, retirees, families, or seasonal residents). These facilities occur within a reasonable

walking/biking distance of the neighborhood it is intended to serve.

It is vital to understand the conditions, uses, and functions that make a park an integral part of a neighborhood. Neighborhood parks are rare within the context of the existing Punta Gorda parks system. Hounds on Henry, Nature Park, and South County Regional Recreation Center serve as neighborhood parks primarily due to their location within or adjacent to residential communities. While sections of Gilchrist and Ponce de Leon Park also serve the function of neighborhood parks these facilities generally serve a wider and more varied audience focused on the waterfront location.

Baker Park

Baker Park is a joint venture between the School Board of Charlotte County and the City. It consists of an area on the Benjamin J Baker Elementary School's property that was developed by the City and is maintained by the School Board. It was completed in 2008 and is well used by the local residents, school facilitators, and students.

Bailey Brothers Park

Built in 2015, dedicated to seven brothers that served their community and their country in the Armed Services from World War II to the Vietnam War, Bailey Brothers Park is open to all who live in Punta Gorda. This community park provides a common setting for children to play, parents to talk, families to be active together, and neighbors to enjoy one another.

Cooper Street Recreation Center

The Cooper Street Recreation Center contains approximately three (3) acres and serves the city of Punta Gorda. As one of the city's most intensively developed parks, Cooper Street offers a variety of educational support, cultural stimulation, and recreational opportunities to the city's youth. Upgrades through Community Development Block Grant (CDBG) funding provided new playground equipment, replacing the twenty-year-old, outdated equipment. The equipment improves the facility dramatically, making it a safer and more user-friendly center.

Hounds on Henry

This park contains approximately one and a half (1.5) acres and provides a fenced area, sidewalks, and other facilities for residents and their canine companions. This park is heavily utilized and demonstrates the need for similar facilities throughout the city.

Sculpture Park

Sculpture Park is approximately one (1) acre and centers around a pond that also serves as a stormwater mitigation facility. The site includes sidewalks and a plaza area for the display of public art.

Punta Gorda Nature Park

Although the Punta Gorda Nature Park is listed as an environmental park, the twenty-one (21) acre park situated in the center of the Punta Gorda Isles neighborhood also serves the area as a neighborhood park. In addition to its environmental significance, the park boasts upland butterfly, edible, rock succulent, and native gardens. The volunteer group meets on a weekly basis to maintain and enhance the park for educational, outdoor, classroom training and nature lectures. The group will be expanding to include summer camp visits by area students.

Punta Gorda Pathways

Connecting residents and neighborhoods to the waterfront, other park areas and communities are vital in achieving a sustainable park system and a major objective of the community. This need was

first identified in the 1990's and was crystallized into a tangible vision in the Mayor's 2008 State of the City Address as the "Ring Around the City" now called the Punta Gorda Pathways (Map #44). By encircling the city, this connection of multiuse recreational trails, linear parks, and the Harborwalk will:

- Link key destination points,
- Improve pedestrian and bicycling connectivity,
- Enhance the economic vitality of the core commercial areas,
- Promote the utilization of underdeveloped existing parks,
- Create access avenues for destination places,
- Provide venues for entertainment, waterfront activities, historical sites, and meeting places serving both residents and tourists, and
- Provide and improve transportation opportunities for all residents and businesses within the city limits.

The overall Map #44 - Punta Gorda Pathways promotes a variety of personal, environmental, social, and economic benefits, which will improve the city's overall quality of life.

Linear Park

Linear Park is a nine (9) acre, abandoned, railroad right-of-way developed as a three-phase project that provides activity node opportunities for the adjacent neighborhoods. This park is part of the City's Punta Gorda Pathways Project that improves bicycle/pedestrian connectivity throughout Punta Gorda. Now completed, the pathway connects along the west end of Gilchrist Park at West Retta Esplanade, running south along the City's right-of-way to Cross Street/US 41 South. Phase I was funded by federal stimulus money through the Florida Department of Transportation. Phases II and III were paid with City funds.

Multi Use Recreational Trail (MURT)

Approximately four (4) miles long, the US 41 Multi-Use Recreational Trail (MURT) provides visitors and residents an opportunity to connect to neighborhoods and commercial areas south of the historic core of Punta Gorda. A complete list of all parks, their sizes and amenities can be found in Table 5.2.

Harborwalk

The Harborwalk section is situated along Charlotte Harbor and encompasses approximately three (3) miles of the Punta Gorda Pathways. It is a signature feature for the city. This pathway connects East Punta Gorda, at Bayfront Medical Center, to West Punta Gorda, at Fishermen's Village, with safe access paths under both US 41 bridges.

Pittman Park Extension

Pittman Park Extension is a paver-pathway, built in 2008, connecting Marion Ave to West Retta Esplanade across from Pittman Park. It was financed through a public-private partnership with Cedar Village Condominiums.

Map #44 Punta Gorda Pathways

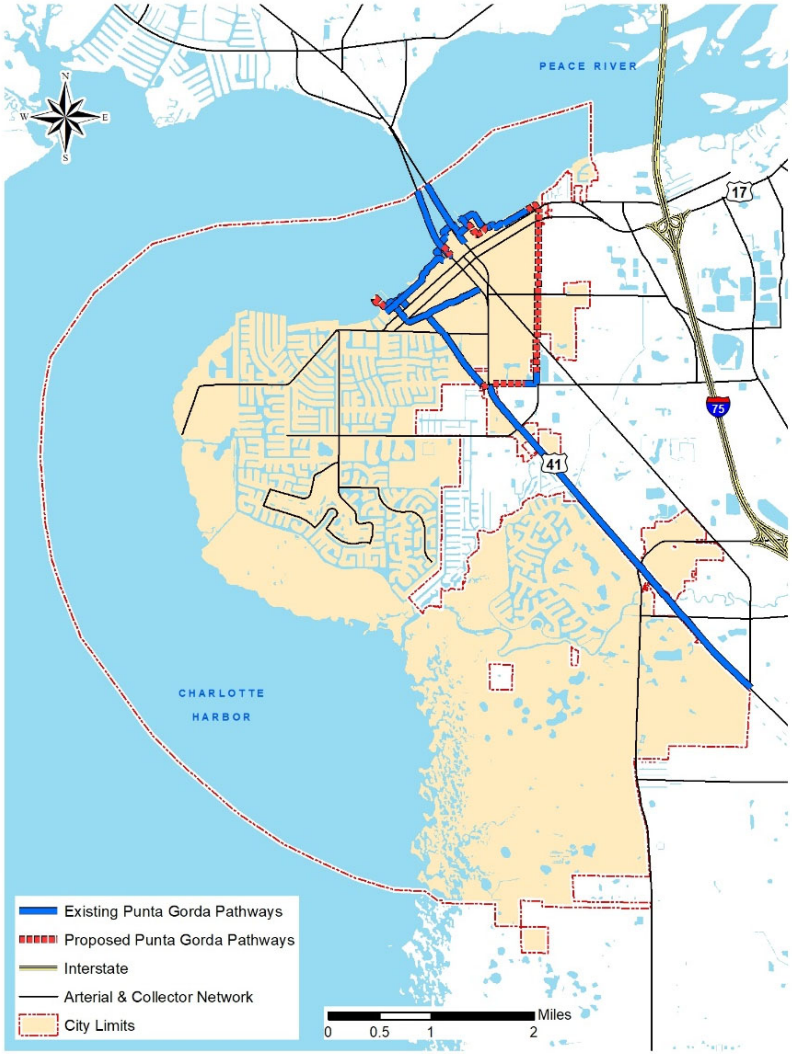


Table 5.2 – City Recreational Facilities and Sites

	Location	Acres	Facilities Available
Environmental Parks			
Punta Gorda Nature Park	1555 Aqui Esta Drive	21	Picnic tables, benches, information kiosk, bike rack, 1-mile nature trail, hiking, jogging, two boardwalks, wetland area, educational, butterfly, herb and wetland gardens, one fishing pier, benches and 2 parking lots
Alligator Creek Park	10941 Burnt Store Road	2	Portion of the park is used as a stormwater retention basin for an adjacent shopping center. Picnic facilities and horseshoe pits
Urban Parks			
Herald Court Plaza	Herald Court	<1	Pedestrian Plaza, fountain, and seating areas
Hector House Plaza	Taylor Street	<1	Pedestrian Plaza, game tables, and seating areas
History Park	Shreve Street	9	Historic structures saved from demolition, bike path/sidewalk, community garden, Sunday Market
Waterfront Parks			
Alice Park	802 W. Retta Esplande	1 +	Sidewalk for walking, jogging, and biking, native plants, benches
Breakers (Brown) Park	Breakers Court/W. Retta Esplanade	1 +	Benches and beautiful harbor views
Charlotte Harbor Event and Conference Center (in City owned by County)	75 Taylor Road	7+	Recreation center, event center, fishing, picnicking, benches, Harborwalk
Elizabeth & Wilson Park	Park Beach Circle	<3	Small walking/ jogging trail, native plants, benches, and harbor view
Gilchrist Park*	1000 West Retta Esplanade	12	Picnic tables, gazebo, 2 pavilions, 2 tennis courts, 8 pickle ball courts, 1 playground, 4 basketball courts, fishing pier, Harborwalk , jogging & biking, gardens, restroom facilities, four parking lots
Laishley Park*	200 Harbor Walk Dr	17	400' fishing pier, boat ramp and trailer parking, * full service public marina, gazebo w/fountain, Kiwanis Park & Veterans Garden, shelter w/picnic tables, restrooms, sidewalks for walking, jogging, and biking

Pittman Park and Extention	802 W. Retta Esplande	1+	Sidewalk for walking, jogging, and biking, native plants, benches
Ponce de Leon Park	4000 West Marion Avenue	12 Preserve 4 Developed	Picnic tables, boat ramp and trailer parking, wildlife sanctuary, playground manmade beach, two fishing piers, ¼ mile boardwalk, restrooms
Shreve Park	802 W. Retta Esplanade	<1	Sidewalk for walking, jogging, and biking, native plants, benches
Trabue Park	South of Patti Ave.	10	Undeveloped gateway park associated with the Harborwalk
Neighborhood Parks			
Baker Academy Park	E. Charlotte Ave./MLK Blvd	1	Winding walking/jogging trail, open field, and benches
Bailey Brother's Park	E. Virginia Ave./MLK	1	Plaza area with chess tables, fitness equipment, small play area, walking path
Cooper Street Recreation Center	Cooper and Mary Street	3	Picnic pavilion, 2 basketball courts, 1 baseball/softball field, 1 multi-purpose/open-space field, 1 playground, 1 recreation center
Hounds of Henry	557 W Henry and Shreve Street	<1	Fenced in dog area with picnic tables
Linear Park	Retta to Tamiami Trail	9	Fitness equipment, open space
Sculpture Park	Corner of Henry and Marion	<1	Pond, fountain, art display pedestals, walking jogging, and bike path
Total Developed Park Acreage		**120 Acres**	
Punta Gorda Pathways			
Harborwalk (East & West)	East: Starting at Adrienne Ave along the Harbor around the Justice Center, Laishley Park under US41 Bridges, and Punta Gorda Water Front Hotel to Gilchrist Park. (West: Beginning at the Punta Gorda Waterfront Hotel along the Harbor to Fisherman's Village	3 mi	Ten-foot walkway for walking, jogging, and biking, connecting Harborwalk West at Fisherman's Village, foot bridge over wetland area to Linear Park 2

Linear Park Pathway	Located between Retta Esplanade and US 41 South (along the abandoned Railroad Right of Way)	2 mi	Ten-foot walkway for walking, jogging, and biking, connecting Harborwalk West at Fisherman's Village, foot bridge over wetland area to US 41 South at Helen Ave. Contains a Fitness Zone that includes an outdoor gym containing five (5) pieces of adult fitness equipment with activities designed to target various parts of the body.
MURT (Multi-Use Recreational Trails)	US 41 North from Airport Rd. to Taylor Rd Along Shreve St. from Virginia to Pompano	4mi	I – A ten-foot asphalt path US 41 North from Aqui Esta to Madrid II - A ten-foot asphalt path US 41 North from Airport Rd to Aqui Esta III- A ten-foot asphalt path US 41 North from Madrid to Taylor Rd. IV – A ten foot asphalt path Shreve St. from Virginia to Pompano
Total Developed Park (Linear miles)		**9 mi**	

Source: City of Punta Gorda Urban Design 2023

Community Gardens

Community gardens promote healthy communities and are places where neighbors can gather to cultivate plants, vegetables, fruits, and friendships. They provide a healthy environment that improves nutrition, physical activity, community engagement, safety, and economic vitality. Additionally, the community garden can be a learning center where local community groups promote healthy eating and active living in their communities. The gardens are divided into numerous plots. Plots are rented on a nominal yearly basis and each plot owner is responsible for planting, maintaining, and harvesting their own plot for their enjoyment. All plot owners are expected to help with general chores.

History Park Community Garden

The city's History Park is home to the city's second community garden. This garden was proposed after the need for more space was deemed necessary by staff and the community. Through grant funds received by Mosaic Corporation, TEAM Punta Gorda again administered the funds and completed the project through a volunteer group. The garden boasts thirty-six (36) planting beds that are rented out on an annual basis. Four ADA accessible planting beds are included. Its location lends itself to classes and joint use with the History Park and the new library facility.

Public Safety Building Community Garden

The Public Safety Building is home to the first community garden in the city of Punta Gorda. This garden was built after the need for more space was necessary from the County's South Regional Park Community Garden. Through grant funds received by Mosaic Corporation, TEAM Punta Gorda, a local grassroots community group, administered the funds and completed the project through a volunteer group. The garden boasts eighteen (18) planting beds that are rented out on an annual basis. Two ADA accessible planting beds are included.

South County Regional Park Community Garden

The South County Regional Park was developed, and is operated by, the County outside the city boundaries. The park does serve the city's residents within the area.

School Facilities

The Charlotte County School District facilities serve a variety of needs for residents. The District owns and maintains recreational facilities at all school sites in the Punta Gorda area. Charlotte County and the School Board of Charlotte County maintain interlocal agreements for the utilization of school-owned recreational facilities. These facilities provide diverse, organized and year-round programs at accessible locations as summarized in Table 5.3.

Table 5.3 – Publicly-Owned Charlotte County School Recreational Facilities and Sites

Park Name	District	Location	Acres	Facilities Available	Public Access
Baker Elementary	City	East Charlotte Ave.	6.28	Walking trail, open field, seating areas	No

East Elementary	East County	Fairway Dr.	16.3	General play field, softball field, basketball courts, covered play area	No
Sallie Jones Elementary	City	Narranja St.	13.1	General play field, softball field, basketball courts, covered play area	No
Punta Gorda Middle	City	Carmalita St.	20	Baseball field, softball field, general play field, basketball courts, tennis courts	No
Charlotte High	City	Cooper St.	49.54	Baseball field, softball field, general practice field, tennis courts, track, football field	No
Total Acreage			**105.22**		

Source: Charlotte County School Board and City of Punta Gorda Urban Design 2023

Other Recreation Sites

In addition to the inventory of developed parkland, there are a few parcels available citywide that may be useful in serving some park needs of the various communities. These areas are relatively small parcels and may be used as either pocket parks, open areas, or trading parcels for other lands. They are described in Table 5.4.

Table 5.4 – Vacant City-Owned Parcels

Parcel Name	Address	Type	Acreage
Fire Station II adjoining parcel	Acline Rd.	Neighborhood	±2.7
	E. Charlotte Ave	Neighborhood	± .25

Source: City of Punta Gorda, 2023

Public Lands

Public lands are defined as lands owned and occupied by government institutions for general administration, postal services, law enforcement, public safety, educational, and cultural activities. In 1995, public-oriented land uses consisted of 5.5% of all developed land within the city. By 2009, Punta Gorda's public lands increased by approximately thirty-nine (39) acres due to the acquisition and development of the twenty-three (±23) acre Nature Park/fire station and the ten (10) acre Charlotte County Justice Center. By 2020, public land in the city totaled 148 acres, yet represented only 1.4 percent of total land use.

As the city's population continues to increase the acreage devoted to public uses will similarly need to rise to meet the new level of service standards of ¼ (primary) to ½ (secondary) mile service area.

Semi-public Lands

Semi-public land uses are classified as institutional, civic, fraternal and religious. The previous projected space requirements apply

to developed parklands and do not include facilities associated with the city's multiuse recreational trail system and the new level of service standards of ¼ (primary) to ½ (secondary) mile service area.

Vacant Lands

Vacant lands provide for a variety of recreational opportunities such as:

- Neighborhood parks developed to suit the individual needs of the community
- Additional buffers between different land uses
- Increased green space

In addition, vacant lands may allow for creative opportunities such as shared facility locations. This type of joint venture has been successfully used with the co-location of Fire Station II with the Nature Park and the Community Garden at City's Public Safety Building.

Private Lands and Recreation

Private recreation is difficult to inventory in a comprehensive manner due to the diversity and complexity, and often rapid and frequent owner or use change. Private recreation providers generally respond quickly to opportunities for acquisition and development of properties suitable for recreational use, given market forces. This quick reaction time gives the private sector a distinct advantage in providing highly desirable recreational facilities.

Cultural Resources

Cultural life in the city is diverse and growing and constantly changing as the population changes. Activities within the city range from art lessons and gallery exhibits, to community theatre, choral groups, and symphony orchestras. Cultural programs throughout the city and county provide both children and adults, with opportunities including painting, crafts, and instrument and voice lessons. There is a wide variety of other performing fine art groups. The small non-profit, cultural groups in the city continue to grow in size and number and provide cultural activities by private or independent sponsors.

V. LEVEL OF SERVICE ANALYSIS

Current Conditions of Level of Service (LOS)

The City achieved its goal of completing an award winning "City of Punta Gorda Parks & Recreation Master Plan" and adopted the recommended level of service standards for the City park system. The plan is required to be updated every five (5) to ten (10) years to identify changes in demographics, building development, and trends. Utilizing this new LOS, ¼ (primary) to ½ (secondary) mile service area, the City will connect areas of the city to one of their parks delivering recreational services as it relates to the city's growing population and as a vital component of the continued economic sustainability of the city.

In order to analyze the existing park system, the level of service was developed pursuant to community input during the Parks and Recreation Master Plan public input process. This system analysis forms the baseline data that is used as part of the tracking system to gauge the progression toward the goals identified in the Parks and Recreation Master Plan and as amended. Historically, the level of service for components of a park system has been measured on a simple acre per thousand of population basis. This flat analysis does not provide any data relative to the quality of service for the delivery of the parks as a public good. Studies by local governments, universities, and others continue to illustrate the personal, environmental, social, and economic

benefits associated by being within ¼ - ½ mile radius of a park. The 2040 Comprehensive Plan embraces this level of service, specifically, as it implements the citizen-driven park system vision.

The City of Punta Gorda Park and Recreation Master Plan:

- Provides an inventory of existing and proposed park sites;
- Evaluates each site for its design as a passive or active park;
- Evaluates how the community wants to use each park (for festivals, art markets, relaxing, sports activities, etc.) with amenities added accordingly; and
- Evaluates its level of service (LOS) to the residents.

The benefits identified in the City's Park and Recreation Master Plan promote the city's sense of place by providing a strong foundation on which the parks and recreation system can continue to grow and develop, creating a boaters' destination and increasing business opportunities. This development is essential for a sustainable community. Our health, community, economy, and environment all benefit from investments in a well-developed parks and recreation system.

Current Needs Analysis

In order to determine the city's current performance, the City continues to analyze the proximity of residential and commercial units to the existing park system. The existing city parks and multiuse recreational trail facilities were identified and ¼ mile primary service area, in orange, and ½ mile radius secondary service area, in yellow, was drawn around each park. Using this basis for analysis, the red areas of the map indicate areas that are considered underserved as shown on Map #45 – Existing Punta Gorda Park Level of Service.

Map #45 – Existing Punta Gorda Park Level of Service

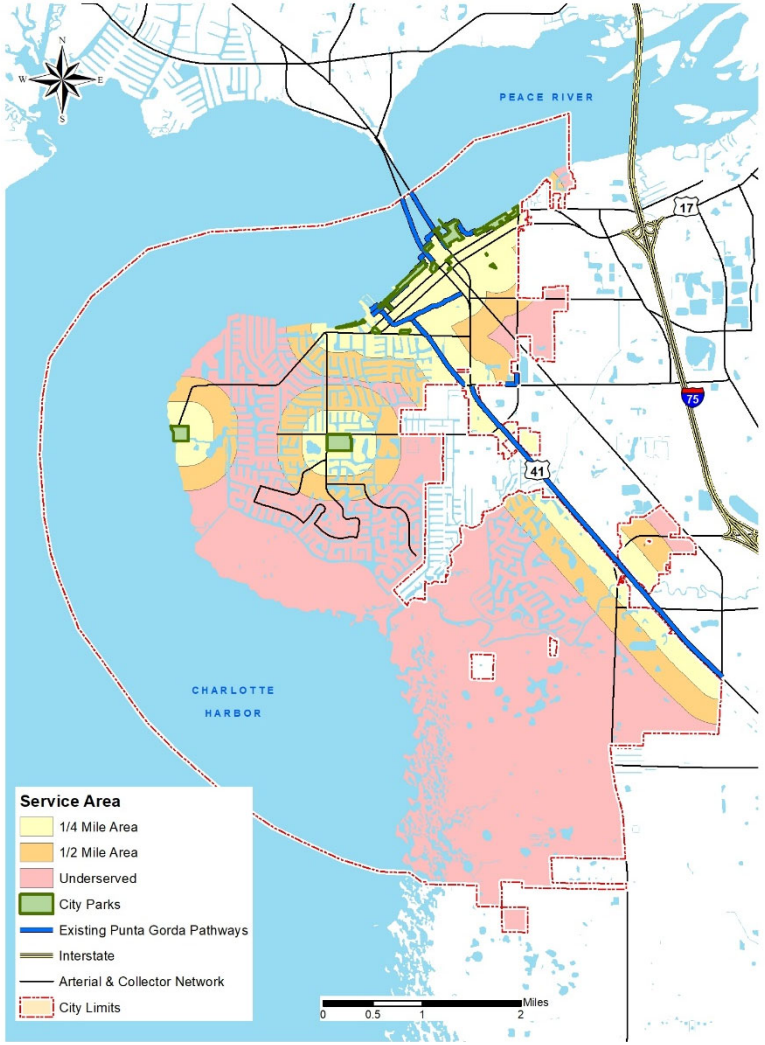


Table 5.5 – Level of Service Area Populations 2016 and 2020 provides a breakdown of the current population of the city that resides within each of these LOS Areas. Table 5.5 illustrates that 43 percent of the city's population currently resides within the Parks System Underserved Areas, an increase of four percent in four years. These populations occur primarily within the following four major neighborhoods of the city: Punta Gorda Isles, Burnt Store Isles, Seminole Lakes, and Burnt Store Meadows. These neighborhoods are shown on Map #46 along with the Parks System Level of Service areas.

Table 5.5 – Level of Service Area Populations 2016 and 2020

Level of Service	Percent of Total Population 2016	Percent of Total Population 2020
Primary Service Area (1/4 mile)	27%	32%
Primary Service Area (1/2 mile)	61%	25%
Underserved Area (greater than ½ mile from a park)	39%	43%
Population Total	17,288	19,471

* Estimated populations based on 2016 and 2020 Census population and a City analysis of the location of existing residential units within each level of service area.

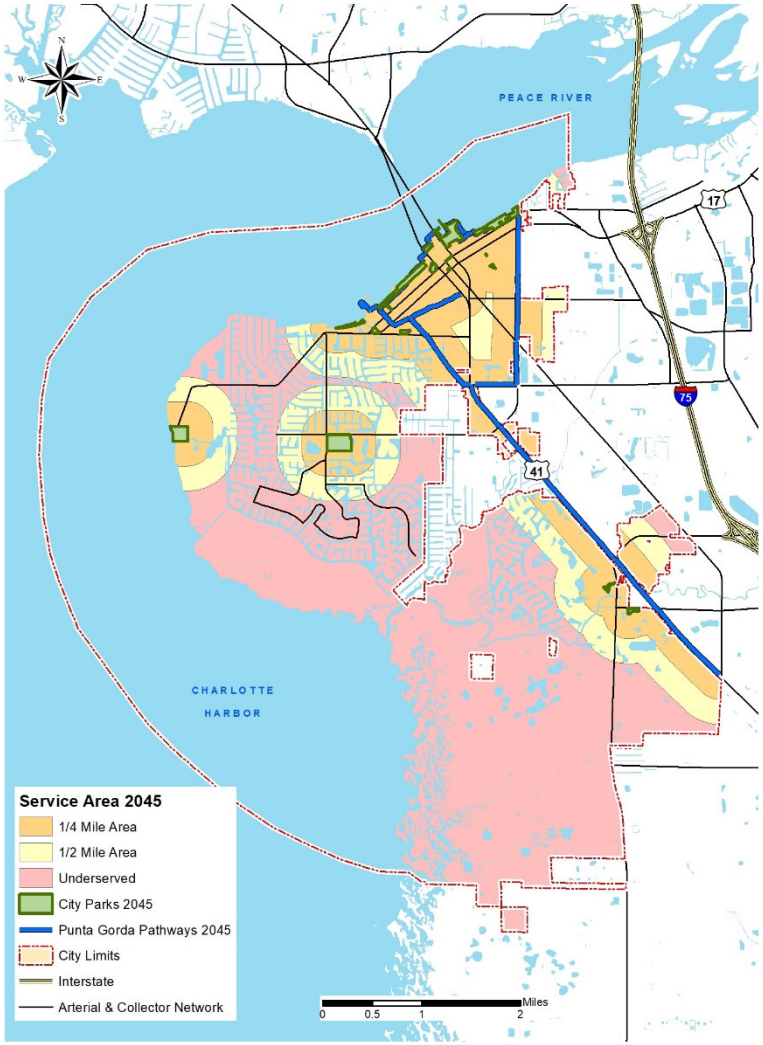
While there is a significant geography and population of the city within the identified underserved areas, there are other recreational amenities and facilities not owned by the public (City). These non-publicly owned recreational facilities, may meet at least a portion of the recreational needs within these otherwise underserved areas. These recreational facilities fall into two broad categories private and semi-private. Private recreational facilities are those which are owned by a private entity, like a homeowners association, and where access is restricted to residents and guests of a particular community. By contrast, semi-private recreational facilities are owned by a private entity; however, access is permitted by some combination of membership or fees for service.

Future Opportunity Analysis

The personal, environmental, social, and economic benefits associated with close proximity to parks are well documented. Looking at the needs analysis, a park typology was developed specifically for the city. These typologies took into consideration the existing City parks, their location and the needs of citizens and visitors. The park types identified were: regional, environmental, urban, waterfront, neighborhood, and linear.

The City evaluated future park opportunities based on the proximity of housing units and commercial property to park land. Adequate pedestrian, bicycle, transit, boat, and vehicular access are critical components of the LOS, ensuring the efficient delivery of park services to the community. The current needs analysis illustrates that over half of the existing residential units, along with the vast majority of undeveloped residential properties in the city, occur in underserved areas as identified on the Map #46 - Punta Gorda Park Level of Service – 2045.

Map #46 – Punta Gorda Park Level of Service – 2045



In order to meet this current and future need, every undeveloped parcel will need to be evaluated for park-use potential. Opportunities exist within the undeveloped commercial lands available within the city for public-private partnerships to provide additional park facilities as development occurs.

Bicycling remains a high priority for the city's residents and visitors. Residents and businesses continue to want better and safer pedestrian/bicycle connections between neighborhoods, businesses, parks, and the waterfront. A recent Bicycle Workshop gathered information on ways to create a well- connected network of on-off street bicycle infrastructure. The City will continue to review projects to be funded over the next five (5) years for areas throughout the city that were identified as bicycle routes. These areas currently include the City's Center Cycleways, Ponce de Leon Trail, and PGI Connection/BSI Loop. Linear Park facilities, like the Punta Gorda Pathways, provide the connections between the park system and neighborhoods and commercial communities.

The City will utilize the following strategies moving into the future in connecting the residents and visitors to all parts of the city park system (previously shown on Map #46):

- Completion of the Punta Gorda Pathways system
- Implementation of the Punta Gorda Park and Recreation Master Plan
- New developments shall be required to provide parks for their residents
- Regional parks will continue to be provided primarily by Charlotte County
- The City will continue to work with governmental entities and developers to preserve environmental lands

The City of Punta Gorda Parks and Recreation Master Plan provides a list of specific projects and activities to fulfill the recreational needs of residents. The list, divided into three implementation

phases: short, intermediate, and long range, provides the City with a planned pathway of projects to be completed. Each item contains relevant information including a brief project description, the funding sources, and the anticipated completion date. This aggressive list of projects is included in the PRMP to assist the City with staying on task and providing a cohesive strategy for establishing a park system that promotes the unique character and environment of Punta Gorda.

Revenue Sources

The City's main funding sources for parks and recreation are impact fees, ad valorem taxes, and grants. The City will continue to review and apply for those grants that are acceptable to and pertain to specific City needs. Potential grant opportunities are available to the City and the City will continue to take advantage of these opportunities as they arise. While potential grant opportunities are available to the City, the City must look at other options to implement the strategies outlined in the PRMP that will satisfy the city's growing recreational needs.

Summary

The comprehensive list compiled during the development of the PRMP, and as amended in the future, will provide a list of specific projects and activities designed to move the city forward in achieving its vision of an interconnected, unique, and sustainable park system.

The wide selection of listed projects builds on the City's Punta Gorda Pathways theme and increases economic viability and sustainability through the connection of important pedestrian components, such as the small businesses, restaurants, shops, and stores that serve local residents and tourists. The completion of the Punta Gorda Pathway will encourage events and activities in the parks to enliven the public realm and provide economic opportunities for continued economic and social development.

The City will use the comprehensive strategy list as a tool to:

- Implement the vision of the City of Punta Gorda as directed by citizen input;
- Create a focal point for the City to begin connecting the parks system;
- Evaluate undeveloped commercial lands available within the city for public-private partnerships to provide additional park facilities as development occurs;
- Provide City Council the information necessary to direct staff regarding the priority projects in light of fiscal matters and constraints;
- Create a well-connected network of on-off street bicycle infrastructure;
- Evaluate annually the use and adequacy of the parkland, park facilities, and natural or historic protected lands; and
- Update and outline future opportunities and implementation strategies.

VI. GOALS, OBJECTIVES, AND POLICIES

Goal 5.1: The City of Punta Gorda will ensure public and private recreation resources are available to provide public parks and open space appropriately located to the population they are intended to serve; and coordinate the City facilities with those of other governments.

Objective 5.1.1: Punta Gorda will implement the adopted Parks and Recreation Master Plan to continue to develop a system of neighborhood and community parks that serve the residents and commercial businesses utilizing the established level of service standards provided in this element.

Policy 5.1.1.1: Punta Gorda will maintain and improve the park system through implementing the strategies identified in the Parks and Recreation Master Plan, the continual redesign and renovation of existing parks, and by the acquisition and development of new parks.

Measurement: *Maintenance activities improvements and land acquired for parks as identified in the Parks and Recreation Master Plan.*

Policy 5.1.1.2: Punta Gorda will cooperate with governmental entities for the use of appropriate facilities as neighborhood or community parks.

Measurement: *Agreements with governmental entities for use of recreational facilities.*

Policy 5.1.1.3: The Punta Gorda park system will include intensive play areas, nature oriented activity areas, extensive natural areas, special activity areas, and urban scenic and passive areas.

Measurement: *Amount of such areas in city parks as identified in the Parks and Recreation Master Plan.*

Policy 5.1.1.4: Punta Gorda will incorporate its historic districts and structures and the multiuse recreational trails into the overall park system.

Measurement: *Number of multiuse recreational trails connecting the historic districts to the park system.*

Policy 5.1.1.5: Punta Gorda establishes a ¼ to ½ mile radius as a level of service standard of park types.

Measurement: *Identification of the ¼ to ½ mile radius service areas to the residential and business communities.*

Policy 5.1.1.6: Punta Gorda will update the Parks and Recreation Master Plan on a 5-10 year basis.

Measurement: *Completion of the updated Parks and Recreation Master Plan.*

Objective 5.1.2: Punta Gorda will promote the use of public and private resources to meet recreation demands.

Policy 5.1.2.1: Punta Gorda will maintain a recreation and open space plan with standards that integrate public, semi-private, and private recreational facilities into an overall plan.

Measurement: *Drafting and adoption of such a plan.*

Policy 5.1.2.2: Punta Gorda will require developers of residential subdivisions or planned unit

developments to dedicate or set aside lands for parks, or to develop and maintain a private or semi-private park system as part of their development, or otherwise contribute to the acquisition and/or development of parks.

Measurement: *Amount of land or contributions received.*

Policy 5.1.2.3: Punta Gorda will assist Charlotte County through the County General Fund revenues received from city taxpayers, or other appropriate financing mechanisms, in the acquisition of regional or district park sites which complement the city's park systems.

Measurement: *Charlotte County tax funds received from city residents and used for acquisition of park sites.*

Policy 5.1.2.4: Punta Gorda will acquire, when possible, property for parks and open spaces in advance of annexation to provide an adequate amount and distribution of recreation and open space lands.

Measurement: *Acres of park land acquired.*

Policy 5.1.2.5: Punta Gorda will work to incorporate the strategies identified in the City's current Alternative Transportation Plan in the development of bicycle/sidewalk and passive recreation facilities.

Measurement: *Planning and development accomplished for such a system.*

Objective 5.1.3: Punta Gorda will promote access and/or public enjoyment of all parks and open space systems in the city.

Policy 5.1.3.1: Punta Gorda will operate a park and open space system in a manner that will promote an equal opportunity for enjoyment by all persons including those with disabilities.

Measurement: *Accessibility features included in city parks.*

Policy 5.1.3.2: The City of Punta Gorda will provide access to civic life of people with disabilities by implementing the recommendations of the ADA Transition Plan.

Measurement: *Implementation of the recommendations from the final ADA Plan.*

Policy 5.1.3.3: Punta Gorda will not charge user fees at its park and open space facilities, but may require fees for events taking place at a park or to maintain its specialized recreation facilities such as boat ramps and night lighting for tennis facilities.

M*easurement:* *Absence of user fees prohibited by this policy.*

Policy 5.1.3.4: All public parks will have public access via a public street.

Measurement: *Documentation of public street access to public parks.*

Policy 5.1.3.5: Punta Gorda will seek to distribute parks and open spaces so as to serve all neighborhoods.

Measurement: *Park and open space acres acquired that satisfy location needs identified by plan described in Policy 5.1.1.5.*

Policy 5.1.3.6: The City shall continue to provide amenities that promote each park and enhance the enjoyment of its unique location as appropriate (kayak launches, bicycle paths, trails, sport facilities, etc.).

Measurement: *Number and type of such amenities.*

Policy 5.1.3.7: The City shall promote parks on the City's website.

Measurement: *Record of park promotions on the City's website.*

Policy 5.1.3.8: The City shall provide adequate parking and shade structures to ensure accessibility to residents and visitors.

Measurement: Amount of parking and shade facilities.

Goal 5.2: The City will acquire important open space systems that protect property from storm surge events and/or preserve important habitats.

Objective 5.2.1: Punta Gorda will maintain a system of open spaces that will conserve and preserve marine and terrestrial flora and fauna and their associated habitats.

Policy 5.2.1.1: Punta Gorda will preserve or restore the natural features to include native plant species and natural water flows of a site when acquiring or developing City-owned open spaces.

Measurement: *Amount of lands, vegetative cover types, restored or preserved for such properties acquired or developed by the City.*

Policy 5.2.1.2: Punta Gorda will encourage the protection of privately-owned environmentally sensitive lands by public acquisition, conservation easements, transfer of development rights, or by voluntary dedication.

Measurement: *Acres of conservation lands protected by the aforementioned means.*

Policy 5.2.1.3: Punta Gorda will consider the following criteria when pursuing the acquisition of open space:

a) Unique features such as plant communities, wildlife populations, mangrove stands, saltwater marshes, freshwater wetlands, beaches, or sand flats.

b) Critical ecological features such as protection of surface and groundwater quality or as a protection from storm surge events.

c) Locations suitable for outdoor educational programs.

d) Relatively undisturbed examples of biological communities.

Measurement: *Documentation of the aforementioned factors of any open space purchase by the City.*

Policy 5.2.1.4: Punta Gorda will make available density bonuses, or other appropriate incentives for developments that preserve environmentally sensitive lands.

Measurement: *Acres preserved though development incentives.*

Policy 5.2.1.5: Punta Gorda will assist Charlotte County in the development of a scenic wildlife corridor or trail system around the perimeter of the city and which connects to the populated city areas or the Charlotte Harbor State Preserve.

Measurement: *Amount of funding, staff support, or other assistance leading to such a corridor or trail system.*

Policy 5.2.1.6: The City shall adopt through ordinance or in its land development regulations policies that require open space as part of development to reduce impervious cover and promote infiltration of runoff.

Measurement: *Record of open space ordinance or land development regulation that reduces impervious ground cover.*

Goal 5.3: The City shall strengthen recreational coordination with the Charlotte County School Board.

Objective 5.3.1: The City shall consider joint recreational use agreements when possible with the school board to allow the use of school facilities by the general public.

Policy 5.3.1.1: The City of Punta Gorda will coordinate with the School Board to permit the joint use of school sites and City facilities with similar facility needs, such as libraries, parks and recreation facilities, health care facilities, and emergency shelters.

Measurement: *The adoption of any joint-use agreements.*

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6

COMMUNITY FACILITIES & SERVICES

Community Facilities and Services Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

An important aspect of community facilities planning is the role of government within the community and what functions are assumed, what services are rendered, and the question of whether they will remain adequate in the future. The community facilities and services evaluated in this section consist of those facilities and functions that serve the residents of Punta Gorda. Those facilities discussed are the Punta Gorda Government Center Complex, Public Works and Utilities Complex, public safety facilities, recreation and open space systems, water and wastewater systems, and City stormwater facilities. The County facilities discussed, but not evaluated in this report are the Justice Center, Historic County Courthouse, Public Library, South County Annex, and County Landfill. Charlotte County School Board facilities that serve the residents of the City of Punta Gorda are also inventoried. In addition, this element identifies many of the health, social, and cultural facilities and services that are available to the residents of the city. All of these facilities serve a population greater than the city, but each has a great influence on the quality of life and the economic vitality of the city.

II. INTRODUCTION

Purpose

The purpose of the *Community Facilities and Services Element* is to identify the locations and arrangements of civic and community centers, public schools, hospitals, libraries, police and fire stations, and other public facilities. This element identifies not only the City facilities, but other facilities and services available to the community. The element outlines the effective coordination efforts between agencies, such as the school board or hospital authorities, having public development and service responsibilities, capabilities, and potential, but not having land development regulatory authority.

Relationship to the City's Comprehensive Plan

There are several key connections between the *Community Facilities and Services Element* and other elements of the City's Comprehensive Plan which include the following:

- 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 the development impacts occur. 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 be consistent with sound urban development policies which promote compatibility between development activities.
- The *Conservation Element* inventories and describes the City's existing and proposed natural preserves and conservation areas within and adjacent to the city.
- The *Coastal Management Element* inventories and describes the city's existing coastal areas and their importance to the city's economy and tourism industries within and adjacent to the city.
- 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 when 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 levels of service are to be maintained at the time the development impacts occur.

- The *Recreation and Open Space Element* identifies the potential recreational opportunities available to the residents of the city. Such opportunities typically include passive recreation, outdoor education, community gardening, and resource-oriented activities such as hiking, boating, and camping.
- 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 are designed in a manner that minimizes impacts to the surrounding land uses and promotes a pedestrian-friendly community.
- The *Housing Element* lists and identifies the availability of the community facilities and services that effect peoples' housing decisions.
- The *Capital Improvements Element* allocates sufficient funds in a timely manner for the efficient provision of public facilities and services. It includes a list of projected costs and revenue sources by type of public facilities for a five-year period. Many of those facilities are identified within this element.
- The *Historical Element* lists historical components of our city's past and identifies their importance to the community. The City owns some of the historical resources detailed and has played a role in the preservation of many others.

III. LEGISLATION

Federal Regulations

Local governments coordinate with numerous agencies on a variety of issues. Each specific issue will define the federal regulation requirements of the local government.

Public Law 117-58

On November 15, 2021, the U.S. President signed the Infrastructure Investment and Jobs Act (IIJA) (Public Law 117-58, also known as the "Bipartisan Infrastructure Law") into law. The Bipartisan Infrastructure Law is the largest long-term investment in our infrastructure and economy in our Nation's history. It provides $550 billion over fiscal years 2022 through 2026 in new Federal investment in infrastructure, including in roads, bridges, and mass transit, water infrastructure, resilience, and broadband. New programs under the Bipartisan Infrastructure Law focus on key infrastructure priorities including rehabilitating bridges in critical need of repair, reducing carbon emissions, increasing system resilience, removing barriers to connecting communities, and improving mobility and access to economic opportunity. Many of the new programs includes eligibility for local governments and Metropolitan Planning Organizations.

State Regulations

Florida Division of Historical Resources

Some of the community facilities owned by the City of Punta Gorda are designated historical structures, listed on the Florida Master Site File. This inventory of historical and cultural places is maintained by the Florida Department of State, Division of Historical Resources. It is the State agency responsible for promoting the historical, archaeological, museum, and folk culture resources in Florida. The Director of the Division of Historical Resources also serves as Florida's State Historic Preservation Officer (SHPO), providing a liaison with the national Historic Preservation Planning Program conducted by the National Park Service.

Florida Statutes

Chapter 163, *Florida Statutes*

Chapter 163 of the *Florida Statutes* has specific requirements that relate to ways of dealing with growth management. Adopted level of service standards need to be maintained and to meet existing and future facility needs. The land development process should be managed "so that public facility needs created by previously issued land development orders or future development do not exceed the ability of the local government to fund and provide or require provision of the needed capital improvements". Chapter 163.3177(1), *Fla. Stat.,* states that the comprehensive plan shall provide the principles and guidelines for the orderly and balanced future development of the area. These principles and strategies shall guide the community's future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued.

Chapter 187, *Florida Statutes*

The State Comprehensive Plan, chapter 187 of the *Florida Statutes*, is intended to be a direction-setting document. Its policies do not carry regulatory authority or authorize the adoption of agency rules, criteria, or standards not otherwise authorized by law. The State Comprehensive Plan has goals and policies pertaining to, but not limited to, the following topics: education, children, families, the elderly, health, public safety, public facilities, as well as cultural and historical resources. These goals and policies contain many statements which offer very general guidance to local governments.

Chapter 418, *Florida Statutes*

Chapter 418, *Fla. Stat*., defines the responsibilities of the State of Florida regarding recreation. The Florida Department of State manages the State Library and Archives of Florida in Tallahassee. The State Library provides consulting services for grants and training to assist public libraries and their partners design and improve adult and family literacy programs. They also provide support and technical assistance to public libraries wishing to establish or enhance services for children, teens and their parents, teachers, and caregivers.

Chapter 267.0612, *Florida Statutes*

The Florida Historical Commission is established in chapter 267.0612, *Fla. Stat.* The purpose of the Florida Historical Commission is to enhance public participation and involvement in the preservation and protection of the State's historic and archaeological sites and properties. The commission advises and assists the Division of Historical Resources in carrying out its programs, duties, and responsibilities. The commission reviews and ranks Special Category Historic Preservation Grant applications, and votes on nominations to the National Register of Historic Places. In addition, the commission makes recommendations regarding policy and preservation needs.

Local Regulations

Strategic Regional Policy Plan

Southwest Florida Regional Planning Council's Strategic Regional Policy Plan (SRPP) states specific regional goals with which local government comprehensive plans must be consistent. There are

policies in the regional plan relating to the siting of public facilities in order to discourage urban sprawl. The City aims to provide services and infrastructure in a compact and contiguous development pattern within the urban area. The SRPP for Southwest Florida provides a long-range guide for the physical, economic, and social development of the region. The overall purpose of the SRPP is to steer the region toward a healthy and sustainable future. The SRPP is not merely a plan for the Council, it is a plan for the region and all those who are active participants in shaping its future.

Charlotte County *Code of Laws and Ordinances*

The only public library in the city, the Punta Gorda Charlotte Library, is part of the Charlotte County Library System. The local regulations that govern it are the Charlotte County *Code of Laws and Ordinances,* which establishes guidelines for library administration.

City *Code of Ordinances*

Chapter 8A "City Finances" provides the financial and administrative responsibilities for the City's accounting and taxation, and provides the budgeting details for the individual departments. This section also contains the financing methods of proposed expenditures and capital expenditures necessary to maintain or improve facilities in order to meet the adopted level of service standard.

City Comprehensive Plan

The City's Comprehensive Plan provides the growth management strategies necessary for the City to meet future population growth and subsequent infrastructure and service demands. Legislative changes since the adoption of a previous Comprehensive Plan required the revision of the procedures for the submittal and adoption of comprehensive plans. Through these changes, local governments now have more discretion in determining the need to update their plans. If a local government determines there is a need to amend its plan to reflect changes in state requirements or its own local conditions, then the local government is required to submit the proposed amendments to the State's land planning agency, the Department of Economic Opportunity's (DEO) Division of Community Development.

IV. INVENTORY AND ANALYSIS

A snapshot of the City's community facilities and services includes thirteen public buildings: City Hall, City Hall Annex, Public Works and Utilities Campus, Public Safety, Fire Stations Two and Three, Water and Wastewater Treatment Plants, Bayfront Center, A.C. Freeman House, Cooper Street Center, Laishley Park Marina, and Herald Court Centre. The City is responsible for a street network including, 121 miles of streets, 62 miles of sidewalks, 2,886 streetlights (1,270 streetlights are maintained by the City and 1,616 are maintained by Florida Power and Light), 19 signalized intersections, four roadway bridges. A water and sewer utility system including Hendrickson Dam/Shell Creek Reservoir, a water treatment plant, a wastewater treatment plant, 269 miles of water mains, 209 miles of sanitary sewer lines are also owned by the City. The City's park and public space infrastructure includes twenty-three parks, totaling 130 acres and the Punta Gorda Pathways, a ten mile network of multi-use recreational trails. Additionally, the City owns and maintains 110 linear miles of seawall, most of which is located within the Punta Gorda Isles and Burnt Store Isles Canal Maintenance Districts.

The maintenance and operation of all the City's infrastructure requires telecommunications and information technology systems including: ninety-six servers (they are mostly cloud-based), fifty wireless access points, a voice over internet protocol (VoIP) phone system with 275 phone sets, three miles of network fiber optic

cable, two gigabytes of internet bandwidth, over 700 PCs, laptops, tablets, and mobile phones.

The City must operate and maintain all of the community facilities and public infrastructure systems, while continuously evaluating these systems to accommodate anticipated growth. Additionally, all of these community assets must be secured against the onslaughts of natural and man-made damage and destruction.

Administration

Administrative facilities are the center of operations for the seat of government, whether it is at the municipal or county level. They may have one or more of the following characteristics:

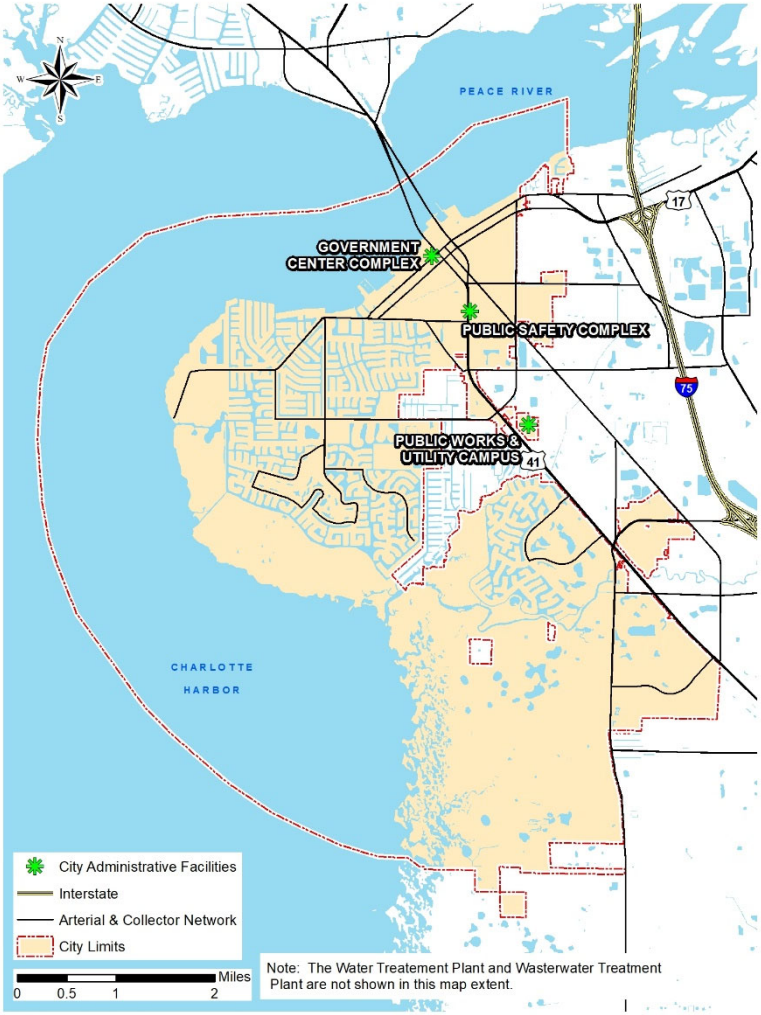
- Seat of authority
- Place of assembly
- Departmental complex
- Depository of records

The objective of the City's administrative offices is the development and implementation of sound municipal management structure and processes that provide for efficient operations. This strategy will strengthen the City's standing with financial institutions and sets in place measures of performance for the organization as a whole, and within each department.

Funding is the single greatest challenge to the planning of community facilities and services and, more specifically, the operation and maintenance of such facilities. The uncertainty of the impact of the fiscal year and future budgets brings many challenges to the organization over the next planning decade. Nonetheless, the City continues to fulfill its obligation to provide the necessary services to meet growing demands. Specific needs for and the benefit of public facilities and services must be identified to serve the population efficiently and in a financially feasible manner.

The City owns and maintains a variety of facilities, ranging from government administration buildings and public utilities, to roads and swales. Map #47 – City of Punta Gorda Administrative Facilities shows the locations of the City's administrative buildings and public works facilities.

Map #47 – City of Punta Gorda Administrative Facilities



Facility Siting

Facility siting is an issue which must be given careful attention due to the city's coastal location. Siting of any facility outside of the Special Flood Hazard Area (SFHA)is extremely difficult since most of the city, including nearly all of its population, are within this zone as detailed in the . *Coastal Management Element*. The majority of this platting occurred prior to the passage of the Growth Management Act in 1985. Although there is a severe shortage of suitable facilities to be used as emergency shelters, some progress has been made in establishing additional "refuge sites" to provide extra spaces.

Considerations for Facilities Planning

In siting City facilities, the government implements sound compact and contiguous urban techniques. Through the implementation of the land development regulations, the City promotes a coherent built environment, which respects local historical and regional architecture, an integrated and balanced transportation system, adequate provision of utility infrastructure, schools, parks, other public necessities, as well as the preservation of the natural environment. Given the reality of limited fiscal resources and significant level of infrastructure it will be imperative to review and prioritize projects carefully. Alternative methods of funding include partnerships, grants, and tax credits will continue to be important in meeting the needs of the community.

The City prioritizes the siting of urban services to focus them on existing developed areas. Various departments identify needs for new facilities at different times and have different expectations of how quickly their needs should be met. Established timing procedures with set lead times provides future facilities in an equitable and efficient manner. A five- (5) year capital improvement plan is reviewed and updated annually, identifying the facilities to be built or expanded in the following five (5) years. However, there is no indexing system which identifies

variables that indicate a need for construction. A master plan for space programming, which includes projections for growth, would be helpful in timing the provision of local government facilities.

Government Center Complex

The Government Center Complex is located on the western side of the downtown business district, one block from Charlotte Harbor. The Complex covers the majority of a single block on the original Town of Trabue plat and is composed of three buildings, City Hall, City Hall Annex, and the A.C. Freeman House. These three public buildings, along with several privately-owned buildings, surround a large public parking lot (100+ spaces). This parking lot is used by City staff, visitors to the City facilities, and the employees and customers of the businesses in the surrounding area.

City Hall

Completed in 1927, the City Hall building fronting West Marion Avenue is listed on the National Register of Historic Places as a contributing structure to the Punta Gorda National Register District. This Neo-Classical Revival brick building retains most of its original historic architectural appearance on the exterior. In 1978, a City Council Chambers addition was made to the eastern side of the structure, as well as an enclosure of the old fire station garage on the western side of the structure for additional office space. The structure was heavily damaged by Hurricane Charley in 2004, with extensive damage to the Greek-style portico and the roof which collapsed onto the second-floor offices. These extensive damages were repaired and the building was rehabilitated to its original appearance. After the repairs were completed, the building continued to house the City Clerk, City Finance Department, and City meetings in the 1978 Council Chambers Addition.

In the mid-2010s the City conducted an extensive building analysis of this important civic structure. This analysis prompted City Council to proceed with a project to completely rehabilitate the 1927 historic portion of the building, demolish the 1978 addition and construct a new addition containing council chambers, meeting, and office space. This project, anticipated to be complete in 2025, will include the rehabilitation of 7,000 square feet of existing office space and the addition of a new 100-seat City Council Chambers, and approximately 9,000 square feet of new office space. This facility will provide modern meeting spaces suitable for in-person and virtual meetings as well as office spaces to accommodate the growing needs of the City.

City Hall Annex

The City Hall Annex building, fronting Harvey Street, was completed in 1990. The structure contains two stories of office space with approximately 17,000 square feet of office space above ground-floor parking. This office space currently houses a mix of departments and divisions including Urban Design, Information Technology, Human Resources, Procurement, Utilities Billing and Collections, and the City Manager's Office.

Hurricane Ian damaged the roof of this structure, resulting in the loss of use of most of the 3rd-floor office space due to damage to the furnishings and finishes. Once hurricane damages are repaired, this building will be connected to the City Hall Expansion on the 2nd and 3rd floors to provide easier access to and from various City staff offices.

A.C. Freeman House

Fronting West Retta Esplanade, the A.C. Freeman House is in its third location since its original construction. When it was originally built in 1903 by Punta Gorda businessman and mayor, Augustus C. Freeman, the A.C. Freeman house was located on the 500 block of East Marion Avenue. The structure was saved from demolition in the mid-1980s by the Charlotte Community Foundation and relocated a few blocks away to the southwest corner of Hargreaves Avenue and Booth Street. This location was

leased to the Charlotte Community Foundation by the hospital and the structure, once rehabilitated, was listed on the National Register of Historic Places. However, in 2005, after damages from Hurricane Charley in 2004 and the hospital declining to renew their land lease, the Charlotte Community Foundation donated the structure to the City for relocation of the structure to its current site. After the relocation and repair of hurricane damages, the structure was leased to the Charlotte County Chamber of Commerce as space for their Punta Gorda office. Initially this lease included provision for the Punta Gorda Historical Society to provide period appropriate furnishings, and docents to provide information about the history of the structure. Unfortunately, the agreement with the Punta Gorda Historical Society did not last long and, due to leadership changes at the Chamber of Commerce, the building was not utilized regularly.

During this period of irregular use in the late 2010's, several failures of building's systems resulted in extensive damage, rendering the building unsuitable for use. The City is currently in the design process for a complete rehabilitation of the structure, partially funded by a grant from the Florida Division of Historical Resources, including the provision of a separate restroom pavilion. Once this project is complete, the City intends to request proposals from non-profit organizations for the use of the structure for causal office space, small receptions and events, and partial use as a museum house.

Public Works and Utilities Campus

The Punta Gorda Public Works and Utilities Campus consists of two buildings and a service yard. This facility was acquired after the previous facility was destroyed by Hurricane Charley in 2004. In reviewing the growing needs of the city and the location of new development, the decision was made to relocate the Public Works and Utilities Departments to mitigate the risks of future natural disasters.

After Hurricane Charley, proximity to the Harbor was a primary consideration in deciding where the new campus should be sited. It was determined that in order to enhance the resiliency of these facilities, they should be situated in an area less prone to flooding and at lower risk of being damaged during an extreme weather event. With these factors in mind, Utilities was moved from within 2,000 feet of the Charlotte Harbor shoreline at 900 West Henry Street to the current location, which is an elevated site at the Cooper Street extension over two and quarter miles away from the open water of the harbor.

Public Works Department

The Public Works Department is made up of seven (7) divisions under the management of the Public Works Director. Each division has a variety of responsibilities.

Administration

The Public Works Administration Division is composed of the Director and the administrative support staff. The Division provides technical and clerical support to divisions within Public Works. The administrative staff recognizes service area responsibilities and formulates programs, then plans, organizes, directs, and controls these programs. Citizen requests and inquiries are taken by the Administrative Division and routed for the appropriate action and/or response.

Canal Maintenance

The Canal Maintenance Division is responsible for the maintenance of seawalls and the dredging of canals located within the canal district. Some seawall construction is accomplished by divisional forces in conjunction with contracted services in the event of failures. Other duties include dockside dredging, sinkhole filling, and related tasks.

Engineering

Engineering is a service-oriented division that provides technical support and services to City departments, issues canal

construction special permits, performs surveys and grade shots for City projects, and manages and performs inspection duties on capital improvement projects (CIPs) and department projects. The Engineering Division is also the point of contact for information relating to the National Pollutant Discharge Elimination System Stormwater Permit.

Parks and Grounds

The Parks and Grounds Division is responsible for maintaining City parks, municipal grounds, downtown streetscape, street trees, playgrounds, tennis courts, City and community entrance features, and medians. Other division responsibilities include irrigation design, installation, and maintenance, herbicide spraying, fertilizing, cul-de-sac deliveries, and all related tasks.

Facilities Maintenance

The Facilities Maintenance Division provides routine maintenance for all City buildings. The division prepares preventive maintenance programs that ensure serviceability of building infrastructure, provides contract administration and project management for City building rehabilitation or replacement, and provides new electrical installation and maintenance for building, street, and park lighting.

Right-of-Way Maintenance

The Right-of-Way Maintenance Division is responsible for maintenance of streets, storm sewers, swales, sidewalks and related appurtenances located within the right-of-way. Normal operations include traffic sign maintenance, storm sewer cleaning, right-of-way mowing, swale improvements, tree trimming, and street sweeping. The scope of operations includes one hundred and twenty-one (121) miles of improved streets, over sixty (60) miles of sidewalks, and two hundred and thirty-one (231) miles of stormwater drainage systems.

Sanitation

The Sanitation/Refuse Collection Division presently collects refuse, yard waste, and white goods from approximately 12,243 residential and commercial accounts each month, an eleven percent increase over the previous decade In addition, the City provides weekly curbside recycling to all its residential customers. The curbside program collects paper products, corrugated cardboard, plastics with 1-7 codes, glass, aluminum cans, and other metals. In addition, materials such as tires, paint, used motor oil, car batteries, and electronic waste, such as televisions, computers, monitors, and printers, are all accepted by the recycler at the curb.

City Warehouse

The City Warehouse is included in the new Public Works Campus and is under the supervision of the Finance Department. The warehouse facility is used for supply deliveries.

Utilities Department

The Utilities Department provides water and sewer service to customers both inside and outside the city limits, in the Utility Service Area. The department consists of six divisions, of which three are housed in the Public Works and Utilities Campus. They are Utilities Administration, Water Distribution, and Wastewater Collections.

Utilities Administration

The Utilities Administration Division contains the Utilities Engineering Section. It is responsible for providing services to internal customers for all aspects of utility engineering, including improvements and upgrades to the existing utility at the treatment plants, water distribution system, wastewater collection system, wastewater disposal, and in-stream reservoir and storage tanks. For external customers this division is

responsible for the approval and permit issuance for private utility projects that connect to the City utility system.

Water Distribution

The Water Distribution Division is responsible for the maintenance and operation of approximately 269 miles of water main piping, serving an area of over 38 square miles. In addition, the division maintains 2,100 main valves, 2,003 fire hydrants, and 12,000 water meters. Daily operations include; new meter installations, fire hydrant maintenance, the cross-connection control program, and the valve exercise program. The department also operates a 24-hour on-call service, so any after-hours water emergencies can be handled quickly and efficiently on nights, weekends, and holidays.

Wastewater Collections

The Wastewater Collection Division is responsible for the operation and maintenance of 121 sewage pumping stations along with 138.7 miles of gravity-sewer mains and 70.1 miles of force mains. This division also includes the Pretreatment Program and Instrumentation Control and Calibration Unit.

Utility Plants

The remaining two Utilities Divisions (Water and Wastewater Treatment) are housed at their respective treatment plants.

Wastewater Treatment Division and Plant

The Wastewater Treatment Division operates and maintains the Punta Gorda Wastewater Treatment Plant, a 4.0 MGD (million gallons per day) plant. The division also operates and maintains the Master and Booster Pumping Stations. The treated water is discharged to an effluent disposal deep injection well.

Fleet Maintenance

The City's Fleet Maintenance is located with the Wastewater Treatment Plant. The primary function of the division is the maintenance of City-owned vehicles and heavy equipment. The department is responsible for vehicle maintenance and repairs and provides vehicle and equipment specifications necessary in the budget planning process.

Water Treatment Division and Plant

The Water Treatment Division operates and maintains the Shell Creek Water Treatment Facility, which treats and supplies potable water to Punta Gorda Utility water customers. The plant is currently rated at ten-million gallons per day. The division is responsible for the operation and maintenance of the Burnt Store Isles Elevated Tank, the Punta Gorda Isles Ground Storage Tank, and the Booster Pump Station. The Water Treatment Division is continuing to respond to increased requirements relating to water management, water quality, and treatment standards required by the Florida Department of Environmental Protection (FDEP) and other regulatory agencies.

The division comprises an operations division and maintenance division. The plant is staffed twenty-four (24) hours a day, 365 days a year.

Public Safety Complex

The City's Police Department and Fire Department, are co-located in the Public Safety Complex, a 22,500 square foot building built in 2002 located at 1410 Tamiami Trail (US 41) just south of downtown.

Police Department

Both Divisions of the Punta Gorda Police Department, Operations Division and Support Services Division, operate out of the Public Safety Complex.

Operations Division

Under the Operations Division are the Uniformed Patrol Section, Criminal Investigation Section, Community Services Section, and Reserve Unit.

Uniformed Patrol

The Uniformed Patrol Section consists of squads that work 12-hour shifts and rotate between dayshift and nightshift every three months. They are primarily responsible for preserving the peace, protecting life and property, preventing crime, enforcing laws, and responding to calls for service.

Criminal Investigations

The Criminal Investigations Section is primarily responsible for investigating serious crimes, recovering stolen property, and conducting background checks for police department applicants.

Community Services

The Community Services Section includes the Community Engagement Unit, the Marine Enforcement Unit, and the School Resource Officer Unit. In addition, this section is responsible for crime prevention and oversight of all department specialty teams.

Reserve Unit

The Reserve Unit consists of volunteer officers who provide sworn law enforcement support for the Uniformed Patrol Section, Criminal Investigations Section, and for special events.

Support Services Division

The Support Services Division is responsible for most non-operational activities. It ensures that officers have the necessary equipment and support to provide high-quality law enforcement services to Punta Gorda's citizens. It comprises the Administrative Services Section; the Communications Section; the Evidence, Property, and Crime Scene Unit; the Volunteers in Policing Section; and the Police Chaplain Unit. Additionally, the Support Services Commander facilitates fleet management for the Punta Gorda Police Department. This includes coordinating repairs, processing fleet paperwork, and purchasing new vehicles.

Administrative Services

Administrative Services is supervised by a lieutenant who supervises the Employee Development Unit, the Records Services Unit, the Accreditation and Administrative Services Unit, staff inspections and media and public relations.

Communications

The Communications Section answers administrative calls and 911 calls within the city limits of Punta Gorda. Minimum staffing per shift is two public safety dispatchers, with one focusing primarily on law enforcement and the second focusing primarily on fire rescue and answering the phone. In 2022, Communications staff answered 34,446 administrative calls and 10,042 9-1-1 calls, with an average emergency response time of six minutes and nine seconds.

Evidence, Property, and Crime Scene

The Evidence, Property, and Crime Scene Unit is responsible for processing and storing criminal evidence, maintaining departmental equipment, responding to crime scenes, and collecting evidence.

Volunteers in Policing

The Volunteers in Policing program organizes citizens who assist in nearly every component of the police department, including patrol and traffic, marine patrol, bike patrol, records, community services, criminal investigations, community garden management, fingerprinting, the police pension board, and more.

Police Chaplain

The Police Chaplain is a volunteer member of the department who is an approved and experienced representative of their religious denomination. The Police Chaplain is not a law enforcement officer, but a volunteer minister capable of providing spiritual help, guidance and counseling. The Police Chaplain's responsibilities are to assist members and their families upon request, in matters that fall under their purview.

Fire Department

In addition to the Police Department the Public Safety Complex houses Fire Station One and Fire Department administration including fire prevention, safety, permitting and inspections. The Fire Department operates three additional locations Fire Stations Two and Three as well as a training facility.

Administration

This Department leadership oversees three Fire Stations, one on-site and two remote, staffed by Firefighter-EMS paramedics, providing 24-7 service to the City including Advanced Life Support (non-transport).

Station One

Fire Station One houses the aerial apparatus (ladder truck), battalion chief truck, a Charlotte County ambulance and a reserve ladder truck to respond to emergencies within the service area.

The City of Punta Gorda's police and fire station and equipment, as identified on Map #48 – City of Punta Gorda Fire Stations, are funded through public safety impact fees that pay for growth-related projects.

At this time there are no deficits in the service response time for the city. In the calendar year 2022, the Punta Gorda Fire Department responded to 4,536 calls for service. The average response time from dispatch to arrival on the scene was four (4) minutes and forty-four (44) seconds. Eighty-one percent of calls had a response time of less than five minutes. Based on a population of 19,230, there is one firefighter for every seven hundred and twelve (712) residents.

Station Two

Fire Station Two was built in 2007, as a result of damages sustained to the previous Fire Station Two building during Hurricane Charley. The station was relocated from the previous site at 10051 Burnt Store Road to 2601 Acline Road to enhance facility access and increase resilience from storm surge and other coastal flooding events. This station houses two fire engines.

Station Three

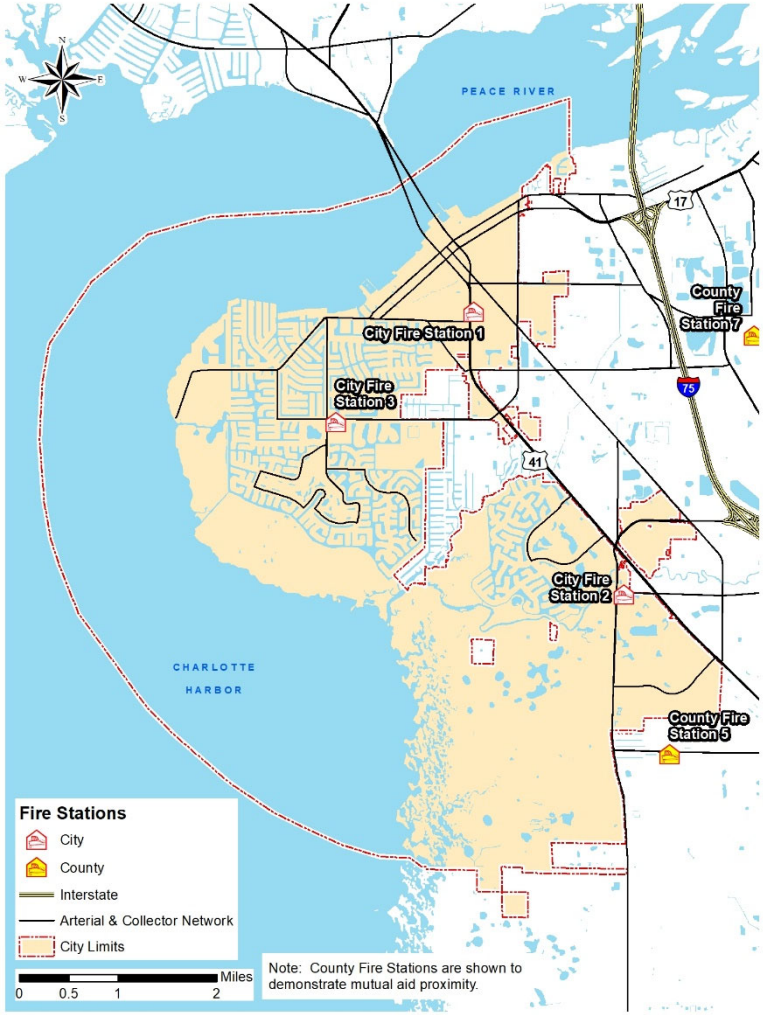
Fire Station Three is located in the heart of Punta Gorda Isles, the largest residential neighborhood in the city at 1623 Aqui Esta Drive. Built in 2000, this station is 2.9 miles from Station One and 4 miles from Station Two. It houses one fire engine and Charlotte County ambulance. This facility also hosts a Charlotte County EMS ambulance and crew.

Punta Gorda Fire Department Training Facility

The Fire Training Facility is located at 10051 Burnt Store Road in the old Station Two building. The structure was rehabilitated by department members to include a classroom as well as areas for drills and equipment training. A project is currently underway to place a two-story drill tower on the site for use by the Fire and Police Departments.

The quality of these facilities and the services they provide impact the department's Insurance Service Office (ISO) rating. The rating is determined by assessing five categories: training, water supply, manpower, communications, and equipment. The better the ISO rating, the lower the insurance premiums paid by homeowners.

Map #48 – City of Punta Gorda Fire Stations



Community Facilities in the Community Redevelopment Area (CRA)

A Community Redevelopment Agency (CRA) is a taxing district established by local government for the purpose of carrying out redevelopment activities that include reducing or eliminating blight, increasing the tax base, and encouraging public and private investments in the redevelopment area under the Florida Community Redevelopment Act of 1969, codified as chapter 163, Part III, *Florida Statutes*.

The Punta Gorda CRA area encompasses the entire downtown and surrounding historic neighborhoods with an area of approximately 24,280 acres. It is bounded on the north by the Peace River, on the west by Maud Street, on the south by Henry Street, and on the east by Cooper Street.

Bayfront Center

Built in 1963, the Bayfront Center is located in Gilchrist Park on Charlotte Harbor. The facility is managed by the Sky Family YMCA and it is used as a place to host special events, meetings, fitness classes, and youth programs. In addition, the Peace River Power Squadron and Learn to Sail Program are located at the facility. Damaged by Hurricane Ian, this facility will be demolished and may be reconstructed in the near future to increase community resiliency to future natural disasters while continuing to provide space desired for community activities.

Cooper Street Center

Originally built in 1945, with additions in 1999 and 2007, the Cooper Street Recreation Center sits on approximately three acres and serves the youth of Punta Gorda. As one of the City's most intensively developed parks, Cooper Street offers a variety of educational support services, cultural stimulation, and recreational opportunities for the city's youth. The center includes a playground, tennis court, basketball courts, and a large picnic pavilion.

Laishley Park Municipal Marina

The Municipal Marina is located in downtown at Laishley Park, the City's park for most major events. Completed in 2009,the marina has the capacity to accommodate one hundred and forty-two vessels (there are boat slips for 85 vessels and a mooring field) for year-round docking, and up to one hundred and seventy-two vessels during certain authorized community events. The marina also provides day docks, a public fishing pier, and boat ramp. The marina building has a day room, boater's bathrooms (which includes showers), and a bait shop. The property also includes a large community room that hosts community groups, private functions, and civic and corporate meetings.

The docking structures, located on the public lands, are under lease from the Florida Board of Trustees of the Internal Improvement Trust Fund. As a condition of that lease, ninety percent of the slips must be available to recreational vessels to rent on a first-come-first-serve basis.

Herald Court Centre

Herald Court Centre has four hundred parking spaces in a four-level parking garage. Completed in 2009, the facility is located in the heart of the historic downtown, adjacent to the historic county courthouse. Herald Court Centre was designed to provide a platform and catalyst for development within the downtown. In addition to accommodating parking demand from the existing historic downtown buildings, the structure provides:

- Active street fronts with 17,000 square feet of ground floor retail space,
- Economic incentive to develop existing vacant lots nearby,
- An example of integrating a large modern structure into the existing fabric of historic structures, and
- A unique space for events on the top parking level.

Other Community Facilities (not operated by the City)

There are a variety of community facilities available to the city's residents and tourists that are located in and around the city, yet not operated by the City. These facilities are described below and are identified on Map #49 - Other Community Facilities.

Charlotte Harbor Event and Conference Center

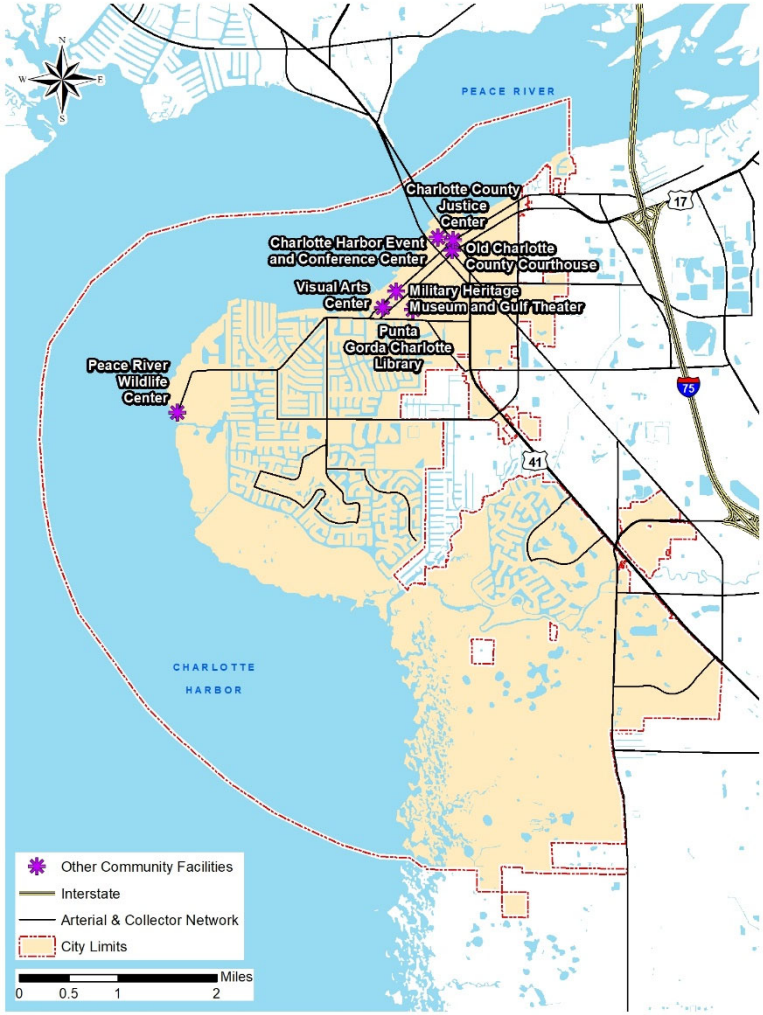
Opened in 2009, the Charlotte Harbor Event and Conference Center is owned and operated by Charlotte County. The 44,000 square foot facility was built to replace the Charlotte Memorial Auditorium, which was demolished due to damage from Hurricane Charley. The City initially donated the land to the County for the construction of the original Memorial Auditorium, and the City later provided funding towards the construction of the existing facility. Located in the heart of downtown, the Event Center has 240 free surface parking spaces that serve the downtown businesses during times when no events are being hosted.

Old Charlotte County Courthouse:

The Old Charlotte County Courthouse is a historic, two-story, brick building located in the center of Punta Gorda's downtown area. Built in 1928, the structure is Neo-Classical with large pediments and columns creating a grand civic presence. In order to meet the needs of the rapidly growing population of the county, several major additions were made to the building in the 1960s, and again in the 1980s, covering up most of the architectural character of the structure. In 1999, the functions of the Courthouse were relocated to the new Charlotte County Justice Center.

Prior to Hurricane Charley, the County demolished the previous half-century's worth of renovations, leaving behind an unfinished and battered shell. Punta Gorda's citizens put pressure on the City to finish the building's rehabilitation. In 2005, the Board of County Commissioners and the City of Punta Gorda undertook the restoration and renovation of the original 1928 structure that remained. It was reopened to the public in a ceremony on February 29, 2008 and is now used as the County's Supervisor of Elections Office.

Map #49 – Other Community Facilities



Charlotte County Justice Center

The Justice Center, built in 1999, doubled the courtroom capacity to eight courtrooms and covers 160,000 square feet of space. It houses all functions related to the judicial system, including the State Attorney's Office and Office of the Public Defender, the Sheriff's Civil Service Office and the Clerk of the Courts. The Justice Center provides a total square footage of 400,000 square feet and provides additional parking spaces that can be used outside of the normal business hours. The additional spaces provide a benefit to the downtown businesses.

Punta Gorda Charlotte Library

The Punta Gorda Charlotte Library, completed in 2018, containing over 19,000 square feet is operated by the Charlotte County Library System. Located at 401 Shreve Street on approximately 6 acres of land donated to the County by the City of Punta Gorda, this facility serves all the residents of South Charlotte County. The facility contains meeting rooms, historical archive facility, as well as an extensive collections of fiction, non-fiction, young adult, and children's materials.

Peace River Wildlife Center

The Peace River Wildlife Center is located at 3400 Ponce de Leon Parkway, adjacent to Ponce de Leon Park. It is a 501(c)(3) non-profit organization dedicated to the treatment and rehabilitation of injured and orphaned native-Florida wildlife. The PRWC treats over 2,000 mammalian and avian patients annually. When an animal cannot be returned to the wild, but is otherwise healthy, it becomes a permanent of the PRWC. They are housed in attractive habitats, suggestive of their native environments, and are available for public viewing daily.

Visual Arts Center

Early in the 1980's, artist Henry Lohse led an energetic charge to get a brick-and-mortar Visual Arts Center built in Charlotte County. The Charlotte County Art Guild secured a long-term lease of Punta Gorda City property at the corner of Maud Street and Marion Avenue. Fred Babcock, the man who assembled 63,000 acres for the Babcock-Webb Wildlife Management Area (see *Historic Element*), was the first Patron of the Arts and contributed greatly to the building fund.

The Center was built in phases with funds raised from the community, as well as, two matching capital grants from the State of Florida's Division of Cultural Affairs in 1985 and 1987. The building hosted its grand opening in 1989.

Today, the VAC provides instructor-led art classes, exhibitions, an art store, and rental space for meetings and small events. These opportunities are open for members and visitors alike.

Military Heritage Museum and Gulf Theater

The Military Heritage Museum is located at 900 West Marion Avenue. This unique facility was originally built to house IMPAC University, a center for post-graduate education, in 1994. After the University closed, the property was acquired by the owners of Fisherman's Village and leased to the Military Heritage Museum in 2013. The Museum, honoring veterans from all branches and eras of U.S. military service, includes exhibit areas, a military research library, and archive. The museum also includes the 247 seat Gulf Theater, which hosts events ranging from community meetings, lectures, musicals, and other entertainment events.

Public Schools

The following is a brief description of the public school facilities available to the residents of Punta Gorda. Complete and detailed information is contained in the *Public School Facilities Element*. New residential development occurring within the community has the most significant impact on the public school system. Because of the relationship between residential development and the provision of public schools, coordination between local governments and the school district is critical to ensuring that future student growth needs are addressed and can be accommodated within the public school system.

The data, inventory, and analysis contained in the *Public School Facilities Element* details the methods that have been employed to support the Charlotte County School Concurrency Program. Within Charlotte County, the participants in school concurrency are the City of Punta Gorda, Charlotte County, and the School District of Charlotte County. The Goals, Objectives, and Policies section is adopted by ordinance and addresses the correction of existing school capacity deficiencies, establishes a level of service standard for schools, identifies the financial feasibility of the School District's Capital Plan, coordinates the location of planned public school facilities with the plans for supporting infrastructure, and coordinates the location of public school facilities relative to the location of other public facilities such as parks, libraries, and community centers. Further detail is available in the *Public School Facilities Element.*

Four (4) schools are located within the jurisdictional boundaries of the city. However, they cannot be reviewed independently of the rest of the school district. These schools contribute to the whole of the Charlotte County School District and need to be reviewed in unison with the entire district. The school locations can be reviewed on Map #62 – Public Schools and Map #63 – Public School Ancillary Facilities.

In addition, all of the public high schools, middle schools, and elementary schools serve as adult and community education sites, depending on subject matter and availability.

Table 6.1 – 2021-2022 Public School Enrollment in Punta Gorda

School Name	*Grades Taught*	*Enrollment*
Baker/Head Start	Pre-K	182
Sallie Jones Elementary School	Pre-K to-5	674
Punta Gorda Middle School	6-8	1,228
Charlotte High School	9-12	1,950

Source: Florida Department of Education

Private Schools/Other Schools

There are a variety of private schools in the city and the county that do not receive any public funding. Most facilities require that parents pay tuition fees for their children. Some of the schools offer subsidy programs to help offset the costs to families. Most of the private schools are church-supported or religious in orientation.

Florida SouthWestern Collegiate High School

As the first collegiate high school in Southwest Florida, and the state's only collegiate high school to incorporate ninth graders when it opened its doors in August of 2009, Florida SouthWestern Collegiate High School is located on the Charlotte Campus of Florida SouthWestern State College. FSWC-Charlotte is designed to provide students an opportunity to graduate with both a high school diploma and an Associate of Arts (AA) degree. As Charlotte County's only charter school, FSWC-Charlotte is free to students.

Charlotte Technical Center

Charlotte Technical Center is operated by the School District of Charlotte County, and is accredited by the Council on Occupational Education. It is a specialized institution offering occupational, secondary and adult education, and support services designed to assist individuals in attaining their career goals. The Charlotte Technical Center is the campus for the Charlotte County Adult and Community Education Program.

Florida SouthWestern State College (previously known as, Edison State College)

Florida SouthWestern State Collage is a 200-acre campus that serves the residents of Charlotte County and surrounding areas. The college offers Associate of Arts, Associate of Science, and Baccalaureate degrees, as well as various certificate programs.

Florida Gulf Coast University

The 760-acre campus is located south of the city, near I-75 and Alico Road in south Lee County. The university provides undergraduate education with a wide range of programs in the arts and sciences, business, environmental science, computer science, education, nursing/allied health, and social services. The programs are designed for college transfer students as well as beginning freshman. As of 2022, the school had an

undergraduate student enrollment of 14,228 and a graduate student enrollment of 1,681.

Recreation and Open Space

The following is a brief description of the city's park facilities. A complete description is contained in the *Recreation and Open Spaces Element.*

City Park Facilities

The demand for outdoor recreation and open space continues to be a challenging issue. With population and demographic trends changing in Florida, a wide variety of recreational activities are needed. Increasing populations, retired populations, and families of all income levels are seeking leisure-time activities, thereby leading to continued demand for a variety of recreational facilities, organized open space, and other leisure-related activities.

As Punta Gorda's population grows, it is important that the quality of existing facilities improves and the amount of recreation and open space increases to meet the needs of the community. The current City of Punta Gorda Strategic Plan identifies some of the areas the City is interested in improving and increasing services. Undeveloped parks allow the City to plan for and provide the future level of service needed to manage the growing population. The City continues to develop a park system that can be enjoyed and used by a multitude of users. The *Recreation and Open Spaces Element* Table 5.2 – City Recreational Facilities and Sites identifies the existing park systems that are maintained by the City's Parks and Grounds Division.

The division is responsible for the operation and maintenance of City parks and recreation facilities. Twenty-three parks totaling 130 acres and nine miles of pathways (Harborwalk and Linear Park multi-use recreational trails) are maintained by the Parks and Grounds Division. Additionally, the Parks and Grounds Maintenance Division provide care and maintenance for the grounds of the City-owned buildings.

School Facilities

The school facilities that assist the City's ability to meet the daily recreational needs of residents are listed in the *Recreation and Open Spaces Element,* Table 5.3 – Publicly-Owned Charlotte County School Recreational Facilities and Sites. These systems provide diverse, organized, and year-round programs that are accessible to the population. These systems are generally more intensely developed than other parks.

Health Facilities (not operated by the City)

Medical care in the City of Punta Gorda is available through a variety of State and private providers. Treatment in virtually every medical specialty is offered by facilitators. The county's hospitals provide a range of medical, wellness, and educational services. They do so with highly-trained physicians and nurses, along with the help of hundreds of volunteers.

ShorePoint Health

ShorePoint Health Punta Gorda, formerly known as Bayfront Health and Charlotte Regional Medical Center, is a 208-bed, for-profit hospital, operated by Community Health Systems. It was the first hospital in Charlotte County, having opened its doors on August 17, 1947, as Charlotte Hospital.

ShorePoint Health Punta Gorda is an acute-care setting that is home to a primary stroke center, the Joint Commission Certified Joint and Spine Center, a chest-pain center, a hyperbaric and wound care center, and emergency care. Additional on-campus services include adult inpatient psychiatric care at ShorePoint Behavioral Center, a medical detox program, and rehabilitation and wellness services.

Health Department

Located on Loveland Boulevard in Charlotte County, the Health Department offers health services to the public. It is a State agency governed by chapter 154, *Florida Statutes*. The Health Department is able to monitor and diagnose health issues and refer patients for treatment. They are also responsible for educating the public and identifying community health hazards.

Assisted-Living Facilities and Nursing Homes

There are a variety of facilities and services for retirees in the city (a detailed description of these facilities is contained in the *Housing Element*). These include centers for independent living, in-home care, assisted living, or the full services of a nursing facility. There are numerous congregate-living facilities and nursing homes in the city and the county and there is a demand for more, especially affordable/subsidized facilities. Demand will increase considerably as the "baby-boomer" generation continues to retire to the community. This demand will require a significant addition of assisted-living facilities and nursing homes. The *Housing Element* contains a more detailed discussion of these facilities.

Human Services (not operated by the City)

Human services are provided to the city's residents by numerous public, private, and non-profit agencies. Churches, religious organizations, and support groups also provide human services to their membership and the community. Each organization provides selected services that are based on its funding availability and serve specialized needs. Eligibility criteria are determined by the individual agencies.

Charlotte County's Department of Human Services

The County's Department of Human Services is available to the city's residents under the direction of the Charlotte County Board of County Commissioners. It employs social workers, case managers, and program specialists who determine eligibility for several county, state, and federally funded grant programs that provide assistance to individuals and families. Services provided through these programs include 2-1-1 information and referral, economic counseling, hospital and prescription assistance, indigent burials, emergency food assistance, and home energy and utility assistance.

As a result of the large percentage of seniors in the city and the county, the department has a separate division that serves only seniors and focuses on aging issues and concerns. Additional grant funding from the Department of Elder Affairs and the Area Agency on Aging for Southwest Florida allows for several additional programs. They include the Alzheimer's disease Initiative, the Medicaid Waiver Program, and the Home Care for Elderly Program. Other senior services include: case management, case aide, screening and assessment, homemaker, personal care, respite, transportation, companionship, congregate and home-delivered meals, nutrition education, chore management, emergency alert response, and outreach. Participation in human service programs currently ranges between 1,000 and 1,500 people per year.

The provision of human services is largely impacted by the state and federal governments. Federal welfare reform in the 1990s radically changed the scope of services that had been provided for more than thirty years. The Florida Department of Children and Families has already seen the privatization of several of its programs and the trend by state governments toward privatization and local devolution continues.

Department of Children and Families

The Department of Children and Families is a State agency that has many functions. It serves everyone from infants to senior citizens, while providing a wide range of programs and services. These services include aging and adult services, children and families protective supervision, voluntary family services, child protection investigation, foster care, developmental services, emergency preventive dental program, an economic services/payment unit, emergency financial assistance for housing

program, Florida adoption reunion registry, and project independence (career counseling, job training, etc.).

The city's aging population, which will continue to grow with the retirement of the baby boomers, will require that their needs be considered when developing priorities and funding for long-term health care. Other issues facing the very-elderly population include affordable and appropriate housing, prescriptions, Alzheimer's disease and related dementia, transportation, and family support.

Veteran Services

Assistance is available to veterans of military service, their families, dependents, and survivors residing in our county. The Charlotte County Veterans Services (with offices located on Loveland Boulevard in Port Charlotte) provides counseling and filing assistance for U.S. Department of Veteran Affairs benefits (such as pensions, compensation, death benefits, health care, etc.).

Other Services

Many public-private partnerships exist to link human service providers, non-profit agencies, faith-based organizations, and volunteers. After the hurricane seasons of 2004, 2017, and 2022, the human services community developed a strong desire to work together in the recovery efforts by pooling funding resources, identifying unmet needs, and coordinating service delivery.

Cultural Resources Facilities

Cultural life in the city is diverse, growing, and continuously evolving as the population changes. Activities range from art lessons and gallery walks and exhibits, to community theater groups, choral groups, symphony orchestras and Broadway road shows. Cultural programs are in place throughout the city and county for both children and adults. They include painting and crafting; instrument, voice, and dance lessons; and music and theater groups. There is a wide variety of performing groups. The small, non-profit, cultural groups in the city continue to grow in size and number and provide cultural activities by non-profit sponsors.

Table 6.2 – Cultural Organizations in Punta Gorda

Facility Name and Address	Address	Organization	Type
Blanchard House Museum	406 Dr. Martin Luther King Jr	Blanchard House Museum	Non-Profit
Center for the Performing Arts	701 Carmalita St	Charlotte County Public Schools	Public
History Park of Punta Gorda	501 Shreve St	Punta Gorda Historical Society Sunday Market Community Garden	Non-profit, operated on land leased from City of Punta Gorda
Isles Yacht Club	1780 W Marion Ave	Isles Yacht Club	Private

Punta Gorda History Center	512 E Grace St	The Punta Gorda History Center Punta Gorda Historical Archives	Non-profit
Punta Gorda Isles Civic Association	2001 Shreve St	Punta Gorda Isles Civic Association	Non-profit
Punta Gorda Women's Club	118 Sullivan St	Punta Gorda Historical Society	Non-Profit
Punta Gorda YMCA	2905 Tamiami Trail	YMCA of Southwest Florida	Non-profit
Seminole Lakes Golf and Country Club	26200 Stillwater Cir	Seminole Lakes Golf and Country Club	Private
St. Andrews South Golf Club	1901 Deborah Dr	St. Andrews South Golf Club	Private
Twin Isles Country Club	301 Madrid Blvd	Twin Isles Country Club	Private
Visual Arts Center	210 Maude St	Charlotte County Art Guild	Non-profit, operated on land leased from City of Punta Gorda

Future Facilities Needs

In determining the future facility needs, the City will implement sound compact and contiguous urbanization techniques. Through the implementation of the land development regulations, the City will continue to developing a coherent built environment that respects local historical and regional architecture; has an integrated and balanced transportation system; adequately provides for utility infrastructure, schools, parks, and other public necessities; and preserves the natural environment. The City will evaluate the population projections, development trends, and needs analysis to determine the future facilities. The evaluation recommendations will be incorporated within the Capital Improvements Program as it plans for new facilities during the next planning decade.

Risk Reduction and Building Resilience

Green architecture (also known as "sustainable architecture" or "green buildings"), as mentioned in the *Infrastructure Element,* is a conservation-oriented building method that should be incorporated into City facilities. When applied correctly, green

architecture is a means of climate-change adaptation planning that can result in operational cost savings for local governments.

Transforming government buildings to net-zero energy facilities can lower maintenance costs, better resiliency to power outages and natural disasters, and improve local energy security. Net-zero energy means that a building balances its energy needs with energy produced from renewable, zero-emission sources. The Department of Energy defines a net-zero energy building as, "an energy-efficient building where, on a source-energy basis, the actual delivered energy is less than or equal to the on-site renewable…energy".

One small example of a non-fossil fuel energy input occurs at the City's Water Treatment Plant, where excess water pressure from the reverse-osmosis system powers a turbine. This turbine boosts the water from the first stage of the reverse-osmosis system to the second stage. Use of the turbine eliminated the need for a larger feed pump or secondary booster pump. This results in an approximate 20% savings in energy costs of this process within the Water Treatment Plant. The plant's continuously operating pumps, wells, valves, filters, computers, air conditioners, etc. require massive amounts of energy to maintain operations. Should the electricity fail, backup generators are on stand-by; however, these require a substantial quantity of diesel fuel to operate. Sitting on one-hundred and sixty (160) acres of land, the entire facility may be optimally situated to take advantage of a supplemental alternative energy source option such as natural, renewable energy in the form of solar and possibly wind power. A study of the facility power demands and available open space could be conducted to evaluate the feasibility and financial viability of harnessing and storing renewable energy on-site. The City of Punta Gorda, through green building practices and localized energy production, could increase its resiliency to disasters by becoming self-sufficient and sustainable.

Emergency Operations Center

Punta Gorda City Council, as part of their 2023 legislative priorities, stated the need to identify funding sources to address hardening the Public Safety Center. After experiencing impacts from several major disasters over the first decades of the 21st century, the City recognizes the need to have an Emergency Operations Center (EOC) within its public safety facilities in order to ensure continuity of operations. The EOC would also provide a platform for critical communication systems redundancy and utilize new technology including Unmanned Aircraft Systems (UAS) to enhance disaster response and restoration of public services.

V. GOALS, OBJECTIVES, AND POLICIES

Goal 6.1: Within financial feasibility, the City will provide high-quality and accessible community facilities and services that meet the informational, educational, recreational, safety, health, welfare, and justice needs of its citizens.

Objective 6.1.1: The City of Punta Gorda will provide general government public facilities and services to meet the needs generated by new and existing residents of the community.

Policy 6.1.1.1: The City of Punta Gorda will develop personnel growth and space needs plans to assist in the determination of necessary public facilities and services.

Measurement: *Review of City strategic and plan.*

Policy 6.1.1.2: The City of Punta Gorda will encourage urban-center development (compact and diverse) with the siting and design of its future community facilities and services.

Measurement: *The development or redevelopment of community facilities and services implementing the Land Development Regulations.*

Policy 6.1.1.3: The City of Punta Gorda will place a high priority on flexibility in design and will seek to share facilities where appropriate.

Measurement: *Number of shared-use agreements signed and/or implemented.*

Policy 6.1.1.4: The City of Punta Gorda will provide access to civic life for people with disabilities by implementing the recommendations of the ADA Transition Plan.

Measurement: *Implementation of the recommendations from the final ADA Plan.*

Objective 6.1.2: The City of Punta Gorda will continue to assist Charlotte County in providing and maintaining a high-quality, accessible system of public libraries to meet the informational, educational, and recreational needs of the city's residents and visitors.

Policy 6.1.2.1: The City will continue to work with the County through the collection of impact fees that incorporate funding for public libraries, as allowed by law.

Measurement: *Continued collection of impact fees.*

Objective 6.1.3: The City of Punta Gorda will coordinate with the School Board to provide a public education system that meets the needs of the city's and county's existing and future population.

Policy 6.1.3.1: The City of Punta Gorda will establish mechanisms designed to coordinate with the Charlotte County School Board, in order to provide to the greatest extent possible compatibility between local land use and public school planning.

Measurement: *The implementation of the Inter-local School Agreement and number of School Concurrency Approval Development Letters included in the City's staff reports.*

Policy 6.1.3.2: The City of Punta Gorda will coordinate with the School Board to permit the joint use of school sites and City facilities with similar facility needs, such as libraries, parks, and recreation facilities, health care facilities, and emergency shelters.

Measurement: *The adoption of the updated Interlocal School Siting and Facility Update Agreement.*

Objective 6.1.4: The City of Punta Gorda will both maintain and expand, when necessary, the Fire and Emergency Medical Services delivery system in order to provide the highest level of safety and protection to its citizens and property.

Policy 6.1.4.1: The City of Punta Gorda will coordinate the Five-Year Stations Location and Master Plan with this comprehensive plan and its urban service area strategy.

Measurement: *The addition of new facilities within the urban core, necessary to maintain the level of service to the city's residents and businesses.*

Policy 6.1.4.2: The City of Punta Gorda will continue to work with interlocal agreements to strengthen response times.

Measurement: *Number of interlocal agreements updated to improve response times.*

Policy 6.1.4.3: The City of Punta Gorda will continue to advance its technology and equipment with changing times.

Measurement: *Number of programs developed or implemented to meet local needs.*

Objective 6.1.5: The City of Punta Gorda will provide for the safety of its residents and visitors by maintaining or improving emergency storm plans.

Policy 6.1.5.1: The City of Punta Gorda will explore opportunities for developing additional refuge/shelter space possibilities, especially within the Special Flood Hazard Area.

Measurement: *The development of new shelter space facilities.*

Policy 6.1.5.2: The City of Punta Gorda will develop a mitigation plan to reduce the effects of natural hazards.

Measurement: *The completion of a mitigation plan and its annual update.*

Objective 6.1.6: The City of Punta Gorda will endeavor to support those public facilities and services that provide for the health, safety, and well-being of the city's residents.

Policy 6.1.6.1: The City of Punta Gorda will encourage outreach and education efforts regarding mental and physical health, physical and emotional abuse prevention and recovery, substance abuse, and gang interdiction.

Measurement: *The number of public-private partnerships formed, or public educational programs developed, that enhance or promote public safety practices.*

Policy 6.1.6.2: The City of Punta Gorda will foster cooperation and coordination with the County to establish a clear direction that minimizes duplication of effort and maximizes community resources.

Measurement: *The review of development projects, interlocal agreements, and memorandums of agreements when requested.*

Policy 6.1.6.3: The City will continue to collect medical sharps and dispose of prescription medicines collected from residents through the Fire and Police Departments at the Public Safety Complex.

Measurement: *Record of program use including distribution of materials to the public and collections of medical waste for disposal.*

Objective 6.1.7: The City of Punta Gorda will provide support to the City's Police Department that will strengthen its policing capabilities and help to secure the safety of residents and visitors.

Policy 6.1.7.1: The City of Punta Gorda will engage in cooperative planning to accommodate growth and ensure safety. The City will encourage partnerships between public and private sectors and between community groups, local government, and law enforcement agencies in order to amass and share information regarding planning and design practices that enhance safety.

Measurement: *The number of public-private partnerships formed, or public educational programs developed, which enhance or promote public safety practices.*

Objective 6.1.8: The City of Punta Gorda will support the development of the arts and arts-related activities, thereby enhancing the quality of life, civic and social pride, and community identity.

Policy 6.1.8.1: The City of Punta Gorda, will support the development of a public art program that seeks to improve the aesthetics of the city, increase civic and social pride, and increase community identity.

Measurement: *The completion of the Parks and Recreation Master Plan.*

Policy 6.1.8.2: The City of Punta Gorda will endeavor to expand its facilities and become a venue for more conventions, small-scale exhibitions, and conferences.

Measurement: *The provision of infrastructure services, the approval of development projects, and the provision of a Future Land Use Map that propose development for facilities that support these activities.*

Policy 6.1.8.3: The City of Punta Gorda will consider the development of an annual awards program, which would give recognition to design excellence

in public and private development projects in the city.

Measurement: *The continuation of the recognition awards programs for projects completed in the city.*

Goal 6.2: The City of Punta Gorda will improve its emergency preparedness, resiliency, and risk mitigation strategies when building new facilities and maintaining existing facilities.

Objective 6.2.1: The City of Punta Gorda will explore the incorporation of appropriate climate change adaptation and emissions mitigation measures into the construction of new facilities and additions to existing facilities.

Policy 6.2.1.1: The City will study the power demands and available open space to evaluate the feasibility and financial viability of storing renewable energy on-site.

Measurement: *Number of renewable energy feasibility studies conducted.*

Policy 6.2.1.2: The City will seek to improve its energy security by investigating alternative renewable energy sources for City-owned facilities.

Measurement: *Amount of renewable energy investments for City-owned facilities.*

Policy 6.2.1.3: The City will research grant funding and partnership opportunities for climate adaptation and renewable energy production.

Measurement: *Amount of grants obtained for renewable energy projects.*

Policy 6.2.1.4: The City will identify funding opportunities to harden City-owned facilities.

Measurement: *Amount of funding obtained for facility-hardening projects.*

Objective 6.2.2: Punta Gorda will provide for the safety of its residents by maintaining and operating critical communications infrastructure during and after a storm event.

Policy 6.2.2.1: The City will research alternative internet and mobile phone service providers that can maintain communication systems during and after a major storm event.

Measurement: *Outcome of alternative internet and mobile phone service provider research.*

Policy 6.2.2.2: The City will investigate and support the use of technology and equipment (such as drones) to assess property damage, and health and human safety after a storm event.

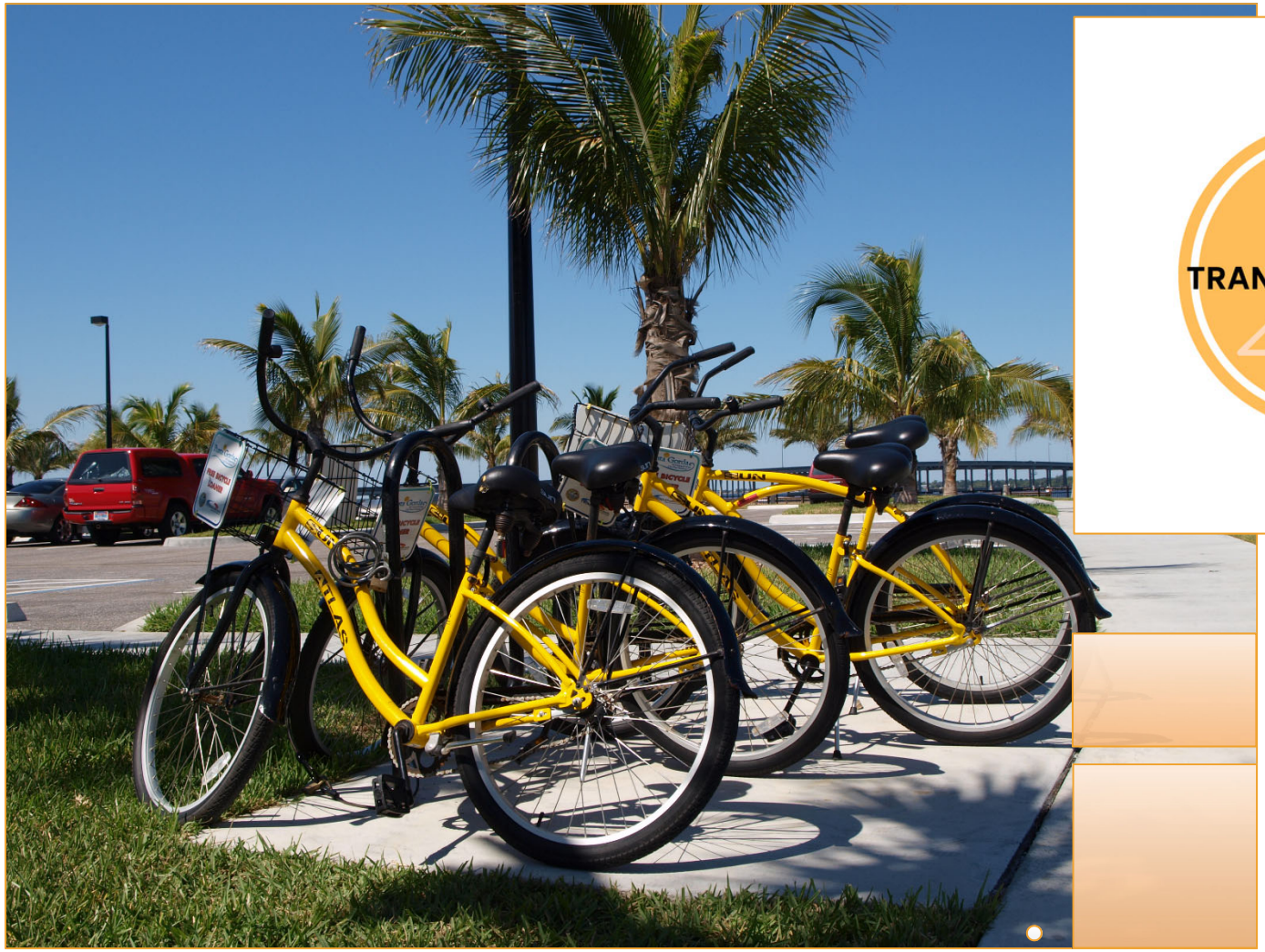
Measurement: *Investigations into such technology and equipment.*

Policy 6.2.2.3: The City will identify and map key communications infrastructure (networks or points of production of distribution) that may be affected by climate change impacts.

Measurement: *Mapping of communication infrastructure within the City's adaptation areas, as identified in the Adaptation Plan.*

Policy 6.2.2.4: The City will ensure communications infrastructure is accessible for repair and re-activation in the event of a climate-related disaster.

> ***Measurement:*** *Record of pre-disaster planning to implement post-disaster access to public and utility (private) communications infrastructure.*



7

TRANSPORTATION

Transportation Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

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

The City seeks to ensure that growth forms an integral part of a community of functional neighborhoods and retail centers; increases 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.

The existing Land Development Regulations and other City plans, such as the Community Redevelopment Area Plan, consider future growth and promote a coherent built environment that respects local and regional architecture. The land use plans of the City rely on the establishment and maintenance of an integrated and balanced transportation system based on pedestrian, bicycle, transit, and automobile use. In order to further the goal of creating a truly multimodal city, the transportation network must respect the natural environment and through the protection and replenishment of city greenscape and tree canopy by landscaping of both the public realm and private development projects.

Looking ahead to future growth goals in the city of Punta Gorda, the downtown area should be viewed as a park once area, where pedestrian movement is encouraged, and vehicle transit is secondary to pedestrian activity. Multimodal planning will be necessary, and the current groundwork in the city supports this idea. Planning guidelines should continue to encourage walkable retail districts with significant office and residential components.

The *Transportation Element* contains the data and analysis necessary to move toward general conformity of goals, objectives, and policies, with those in the MPO Long-Range Transportation Plan, while providing the City with the policies needed to develop compact and contiguous development.

The City's *Transportation Element* was completed with assistance from the Charlotte County-Punta Gorda Metropolitan Planning Organization (MPO). The MPO Long-Range Transportation Plan fulfills the State and Federal requirements for transportation elements in the comprehensive plans of Charlotte County and Punta Gorda. The scope and content of the MPO's product is shaped by the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA).

Introduction

The City encourages the development of a network of interconnecting streets that work to disperse traffic while connecting and integrating neighborhoods with the existing urban fabric of the City. The City also encourages the development of a network of sidewalks and bicycle lanes that provide an attractive alternative and safe mode of travel for cyclists and pedestrians. Interconnecting street networks encourage walking and bicycling, enhance transit service opportunities, improve traffic safety through slower speed design, and promote the reduction of vehicle miles traveled within the street network.

Purpose

The purpose of the *Transportation Element* is to develop a multimodal built around the street network that will safely and efficiently accommodate walking, bicycling, and public transportation as well as automotive traffic. The plan is

intended to assist in developing streets that are integral components of community design. Streets shall be detailed to compliment neighborhoods and commercial centers and shall be pedestrian in scale. Streets are encouraged to be designed with on-street parking.

This element evaluates the existing transportation facilities throughout the city of Punta Gorda, reviews the connectivity of the neighborhoods and district within the city, establishes policy guidelines for use by staff and other decision-makers and creates standards for the provision of facilities as needed to meet the demand for safe and efficient travel.

Relationship to the City's Comprehensive Plan

The *Transportation Element* is closely related to other elements of the City's Comprehensive Plan. They are identified below:

- The *Future Land Use Element* must coordinate with the *Transportation Element* to ensure that roads are sited in the most appropriate areas possible and that these roads are designed in a manner that minimizes impacts on the surrounding land, uses and promote a pedestrian and bicycle-friendly community. The traffic model, used to develop the Charlotte County – Punta Gorda Metropolitan Planning Organization's 2040 and 2045 Transportation Plans, relies on population and employment projections based upon the Future Land Use Maps for both the City of Punta Gorda and Charlotte County.
- The *Conservation 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 resources. This element also contains key data and goals concerning exceptional natural resource areas, wildlife corridors, and other issues having implications for future road projects. Consideration of impacts on wildlife crossings, water quality, and species habitats must also be reviewed for any roadway development.
- The *Coastal Management Element* identifies hurricane evacuation issues and addresses the effectiveness of the routes which are dependent on an interconnected and functional roadway network. Consideration of impacts on wildlife crossings, water quality, and species habitats must be reviewed for any roadway development.
- The *Infrastructure Element* utilizes the data obtained from the Utilities Department when road improvements are proposed. Specifically:
  - Stormwater – Drainage systems necessary to meet the recommended level of service standards for stormwater quality and conveyance and coordination with Charlotte County for improvements to systems in basins that serve the city but are outside its jurisdiction.
  - Potable Water – Potable water treatment facilities are necessary to serve the water demand generated by the population of the City Utilities Service Area. In order to plan for these facilities policies must be established and recommendations must be made for capital improvements that ensure adequate potable water supply and delivery. Opportunities to establish, maintain and/or improve water distribution infrastructure should be

considered when planning for transportation improvements.

- Sewers – Wastewater treatment infrastructure and facilities are necessary to dispose of treated domestic wastewater generated by the population of the City Utilities Service Area. In order to plan for wastewater infrastructure and facilities, policies must be established, and recommendations must be made for capital improvements that ensure adequate capacity to treat domestic wastewater. Opportunities to establish, maintain and/or improve wastewater treatment infrastructure should be considered when planning for transportation improvements.

- The *Recreation and Open Spaces Element* identifies the strong community desire for greater bicycle and pedestrian connectivity between neighborhoods and commercial areas to provide both recreation and transportation.
- The *Intergovernmental Coordination Element* identifies the coordination efforts needed between the local and regional agencies regarding transportation issues.
- The *Historic Element* enhances the City's strategy to preserve and protect Punta Gorda's locally designated historic districts and landmarks by connecting key destination points through the Punta Gorda Pathways concept. These multi-use recreational trails will enable residents and visitors access to the city's most valued and important assets.
- The *Capital Improvements Element* ensures "concurrency," 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 as tools for managing growth and maintaining or improving the level of service.

II. LEGISLATION

Federal Regulations

The City collaborates with a multitude of agencies on a diverse range of issues. The majority of these entities recognize the significance of addressing and rectifying conflicting goals, objectives, and policies. As such, they voluntarily incorporate processes and procedures that enhance the coordination efforts between all participating parties.

United States Department of Transportation (USDOT)

Federal legislation, which authorizes funding for surface transportation programs, can influence planning philosophy. The current Federal Transportation Act is the Fixing America's Surface Transportation Act, or the FAST Act. The FAST Act was signed into law in December of 2015 after the adoption of the 2040 Transportation Plan of the Charlotte County-Punta Gorda MPO in October of 2015. The 2045 Long Range Transportation Plan was adopted on October 5th, 2020. Both the 2040 and 2045 Transportation Plan are based on the provisions of the previous Federal Transportation Act MAP-21 (https://www.transportation.gov/map21) and the policy guidance of the Florida Transportation Plan.

State Regulations

There are many State regulations governing land use and development impacts that relate to the transportation needs in the city of Punta Gorda. While the City strives to abide by all Florida State Statutes, the City seeks to curb suburban sprawl and promote compact and contiguous development through coordinated transportation and land use decisions supported by the Florida Statutes. The 2045 Transportation Plan of the Charlotte County-Punta Gorda MPO Plan is also required to be consistent with the goals and objectives of the Florida Transportation Plan.

Local Regulations:

City Ordinance

The following section includes a short summary of local ordinances that regulate streets and transportation in Punta Gorda.

Chapter 20, Streets and Sidewalks

Currently, Chapter 20, Streets and Sidewalks, of the City's local development code is inconsistent with Chapter 26, Land Development Regulations. Chapter 26 has been updated to reflect the City's balanced approach to facilitating all modes of travel. Chapter 20, which deals with public works projects, needs revision in order to support the City's multimodal focus more fully. The revision of Chapter 20 would support the provisions of Chapter 26 and other City transportation planning efforts.

Chapter 26, Article 9, Streets

This section of the Land Development Regulations (LDR's) encourages the development of a network of interconnecting streets that work to disperse traffic while connecting and integrating neighborhoods with the existing urban fabric of the city. Equally important, the Ordinance encourages the development of a network of sidewalks and bicycle lanes that provide an attractive and safe mode of travel for cyclists and pedestrians. Interconnecting street networks encourage alternate modes of transportation to the automobile, enhance transit service opportunities, improve traffic safety through promoting slower speeds, and potentially reducing vehicle miles traveled within the street network.

The purpose of this Ordinance is to build streets that are integral components of community design. Streets shall be designed with a focus on detail which compliments neighborhoods and commercial centers and shall be pedestrian in scale. Streets are encouraged to be designed with on-street parking. Landscaped public rights-of-way encourage pedestrian and cyclist activity by providing shade and buffering from motorists and enhancing a sense of place.

The City of Punta Gorda intends to update portions of Chapter 26 to implement recommendations in the 2019 Citywide Master Plan, including adopting a form-based code for certain areas within the city. The description of Chapter 26 below reflects the pre-existing status of Chapter 26 in the year 2023.

Other Local Plans

2000 Eastside and Downtown Planning Study

A plan which focused on the update to the 1990 Downtown Community Redevelopment Plan. It 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 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 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."

2009 Parks and Recreation Master Plan

Adopted in 2009, the Park and Recreation Master Plan provides an inventory of existing and proposed park sites; evaluates each site for its design as a passive or active park; details how the community wants to use each park (for festivals, art markets, relaxing, sports activities, etc.) with amenities added accordingly; and evaluates its level of service (LOS) to the residents. The benefits identified in the City's Park and Recreation Master Plan promote the city's sense of place by providing a strong foundation on which the parks & recreation system can continue to grow and develop, creating a boater's destination and increasing business opportunities. This development is essential for a sustainable community. Our health, community, economy, and environment all benefit from investments in a well-developed parks and recreation system.

Complete Streets Resolution

In 2014, the City adopted a Complete Streets Ordinance to ensure that the safety of all roadway users would be at the forefront of any transportation planning, engineering, construction, or infrastructure rehabilitation project within the city. This ordinance marked the renewal of a long standing city commitment to bicycle and pedestrian modes of transport as well as enhancing the quality of life for all residents and visitors through investment in roadway safety.

2019 Punta Gorda Climate Action Plan

The Punta Gorda Climate Action Plan was completed in June of 2019 and adopted as an addendum to the 2009 City of Punta Gorda Adaptation Plan. Funded by a NOAA Resiliency Planning grant, and contracted out to Taylor Engineering Inc., this Climate Action Plan includes a vulnerability analysis for city-owned critical infrastructure given different inundation scenarios, a living shoreline technical guide, and updated adaptation strategies for pre-defined Adaptation Focus Areas.

Plan Punta Gorda: Citywide Master Plan (2019)

With new concerns regarding the economic and fiscal sustainability of the city given its existing tax base, job growth, demographics, and neighboring planned developments, the City of Punta Gorda commissioned an update to the 2005 Citizens Master Plan, with a focus on economic feasibility and budgetary impacts. The Citywide Master Plan was accepted by City Council in November 2019 and includes recommendations and strategies regarding housing, commercial development, historic preservation, land use, boating, streets and mobility, and open space. A dedicated public planning process was initiated for this Master Plan to allow community members to engage with each other, City staff, leadership, and planning consultants and envision the future of Punta Gorda together.

The plan also includes a comprehensive list of strategies and actions items to achieve this future vision, as well as an implementation matrix that includes key information on how to enact the plan over time.

///. DATA and ANALYSIS

Population

Florida's population has increased yearly from the 1940s through the 2020 Census. The Office of Economic and Demographic Research (EDR) reports a variety of statistics of all Florida Counties and Cities including population estimates. The population projections used by the City are based on the 2020 Census population and the 2020 (EDR) estimate. The city projections are also based on the numbers used and published by the Charlotte County-Punta Gorda Metropolitan Planning Organization in the 2040 and 2045 Transportation Plans.

Staff reviewed the city's population growth since 1990. Census population figures identified in Table 7.1 - City of Punta Gorda and Charlotte County Population, for the years 1990, 2000, 2010 and 2020 to create population projections for 2030, 2040, and 2045. These projections are shown for the city of Punta Gorda, Unincorporated Charlotte County, the countywide total and the city of Punta Gorda percent share of the total county population.

Table 7.1 – City of Punta Gorda and Charlotte County Population

Place	1990	2000	2010	2020	2030*	2040*	2045*
City of Punta Gorda	10,747	14,344	16,641	19,471	21,768	24,337	25,773
Unincorporated County	100,228	127,283	143,337	167,376	187,126	209,207	221,550
Total	110,975	141,627	159,978	186,847	208,894	233,544	247,323
% of Share	10%	10%	10%	10%	10%	10%	10%

*Population projections
Source: The US Census Bureau, and The Office of Economic and Demographic Research (EDR)

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 City used a linear growth rate of 1.18 percent per year for population projections, illustrated in Table 7.2 - City's Applied Growth Rates, to generate the population projections in Table 7.3 - City of Punta Gorda's Population Estimates and Projections.

Table 7.2 – City's Applied Growth Rate (Source: City of Punta Gorda Urban Design)

Year	% Change
One Year	1.18%
Five Year	5.90%
Ten Year	11.80%
Source: City of Punta Gorda Urban Design	

Punta Gorda is considered a retirement community by most residents and observers. This view is supported by the demographics for the city, with almost half of the total population in the 65 and over age cohort and a median age of 65.5. These figures are significantly higher than the figures for the State of Florida, as illustrated in Table 7.4 - Age Group Characteristics.

Table 7.4 – Age Group Characteristics

	Total Population	Male	Female	65+	18+	Under 5	Median
Florida	22,244,823	49.2%	50.8%	21.1%	80.3%	5.1%	42.2
Punta Gorda	19,981	46.4%	53.6%	50.4%	88.9%	3.6%	65.2
Source: The 2020 Decennial Survey and The 2021 ACS Demographic and Housing Estimates							

Seasonal Population

The part-time residents of Florida are typically present during the winter months and produce a significant increase in 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 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 Region's 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 and shown in Table 7.5 - City of Punta Gorda's Seasonal Population (2010 – 2045).

Table 7.5 – City of Punta Gorda's Seasonal Population (2010 – 2045)

Year	2010	2015	2016	2017	2018	2019	2020	2030*	2040*	2045*
Punta Gorda	16,641	17,675	17,884	18,095	18,308	19,961	19,471	21,768	24,337	25,773
Unincorp. County	143,337	149,466	151,096	152,744	154,410	161,809	167,376	187,126	205,648	221,550
Seasonal	35,195	36,771	37,175	37,584	37,998	39,989	41,106	45,957	50,597	54,411
Total County + Seasonal Population	195,173	203,912	206,155	208,423	210,716	221,759	227,953	254,851	280,582	301,734

*Population projection
Source: City of Punta Gorda Urban Design, US Census, Bureau of Economic and Business Research (BEBR) University of Florida, and Southwest Florida Regional Planning Council

Employment

With high levels of retirement and seasonal populations it can be easy to overlook another significant component of Punta Gorda's character, employment. Within the context of Charlotte County, Punta Gorda is a major employment center. In 2010 a total of 12,328 employees could be found with the traffic analysis zones that encompass the city. In 2015, that number was 48,959 employees for the whole county. Through 2045 employment growth is expected to continue, as illustrated in Table 7.7 - Charlotte County-Punta Gorda Employment Forecast by Employee Type (2015-2045). With a limited workforce living within the city, workforce commuting trips will be a factor in transportation planning for the city.

Table 7.6 – City of Punta Gorda's Employment Projections (2010 – 2040)

Categories	2010	%	2020	%	2030	%	2040	%
Industrial Employees	956	6%	1,026	5%	1,096	5%	1,164	4%
Commercial Employees	3,273	20%	3,463	18%	3,653	17%	3,836	14%
Service Employees	8,099	49%	8,799	47%	9,499	45%	10,201	38%
Total Employees	12,328		13,288		14,248		15,201	
Population	16,641		18,742		20,953		27,178	

Source: Charlotte County-Punta Gorda MPO Traffic Analysis Zone Employment Data 2010 and 2040.

Table 7.7 – Charlotte County-Punta Gorda Employment Forecast by Employee Type (2015-2045)

Categories	2015	2045	Growth
Industrial Employment	4,874	7,546	2,672
Commercial Employment	14,174	23,673	9,499
Service Employment	29,911	45,832	15,921
Total Employees	48,959	77,051	28,092
Source: Charlotte County-Punta Gorda 2045 Long Range Transportation Plan			

Modal Choice

Transportation is generally a derived demand. In an urban context people travel out of necessity. Travel is the means to go to work, school, the doctor, or the store. Existing patterns of development influence travel mode selection. Table 7.8 – Means of Transportation to Work, 2012-2016 shows how 78.7% of employed residents in Punta Gorda go to work in their cars, whereas only 7.1% walked, rode a bike, took a cab, or used some other means of transportation. Areas that have a mix of land uses in close proximity to one another with adequate connectivity tend to offer increased modal choice. In many parts of Southwest Florida, modal choice is limited due to segregated land uses and poor connectivity of the street network. These factors limit the viability of walking, bicycling and transit as reasonably attractive modes of travel.

The practices of land use segregation and low density/low-intensity and automobile-dependent design have resulted in a wide-spread loss of open space; increased traffic congestion and air pollution; environmental degradation; increased housing, transportation and infrastructure costs; inadequate provision of schools and public services; increased rates of obesity; increased urban heat island effects and changed microclimates; decreased transportation choices; increased vulnerability of the local economy resulting from energy price spikes; and growing areas of declining property values, crime, and poverty. The resultant loss of community identity adds to these problems by discouraging citizen awareness of and participation in community affairs. The City seeks to ensure that infill development and redevelopment form an integral part of a community of functional, aesthetically appealing neighborhoods and retail centers.

One of the primary goals of the City is to strengthen the downtown area as a “park once” environment, where bicycle and pedestrian movement is encouraged and auto vehicle travel is secondary to the movement of people. Multimodal planning is necessary to ensure the City provides facilities to adequately support this strategy. The City has worked hard to establish the current groundwork which encourages modal choice and balanced investment in the city’s transportation infrastructure. Planning guidelines related to transportation and land use

decisions and investment should continue to encourage walkable retail districts with significant office and residential components, as well as a complete streets strategy. A high degree of interconnectivity is included to facilitate the movement of people to and from desired destinations without having to rely exclusively on automobiles.

In addition to the downtown, the City's current Land Development Regulations permit and encourage the establishment of neighborhood nodes. These nodes of commercial and mixed-use activity provide the opportunity for residents to meet their daily needs closer to home. This strategy offers the opportunity to reduce the number of vehicle miles traveled (VMT) by reducing automotive trip length and by making walking or bicycling more attractive modes for such trips.

Table 7.8 – Means of Transportation to Work, 2012-2016

Means of Transportation	Employed Residents	%	Employed Residents	%	Employed Residents	%	Employed Residents	%
Car, Truck, or Van	3,801	78.7%	5,449	81.6%	49,116	87.9%	676,524	88.5%
Driving alone	3,428	71.0%	5,040	75.5%	43,924	78.6%	604,875	79.1%
Carpool	373	7.7%	409	6.1%	5,192	9.3%	71,649	9.4%
Public Transit	20	0.4%	23	0.3%	88	0.2%	8,891	1.2%
Walking	79	1.6%	114	1.7%	564	1.0%	8,905	1.2%
Bicycle, Taxicab, Other	266	5.5%	349	5.2%	2,089	3.7%	20,511	2.7%
Home Office	663	13.7%	740	11.1%	4,007	7.2%	49,556	6.5%
Total	**4,829**	**10%**	**6,675**	**100%**	**55,864**	**100%**	**764,387**	**100%**
Note: [1]Southwest Florida includes Charlotte, Collier, Lee, Manatee and Sarasota counties.								
Source: U.S. Census Bureau, 2011-2015 American Community Survey (ACS); Partners for Economic Solutions, 2017.								

Table 7.9 – Commuting Distances for Persons Working in Punta Gorda, 2015

Commuting Distances	Less than 10 Miles	%	10 to 24 Miles	%	25 to 50 Miles	%	More than 50 Miles	%	Total
Workers by Monthly Earnings									
<$1,250	825	52.3%	296	18.8%	148	9.4%	309	19.6%	**1,578**
$1,251 to $3,333	1,673	56.1%	651	21.8%	225	7.5%	432	14.5%	**2,981**
>$3,333	1,616	50.2%	978	30.4%	329	10.2%	294	9.1%	**3,217**
Workers by Worker Age									

<30 years	647	50.4%	264	20.6%	120	9.3%	253	19.7%	**1,284**
30 to 54 years	2,056	50.3%	1,129	27.6%	364	8.9%	539	13.2%	**4,088**
>54 years	1,411	58.7%	532	22.1%	218	9.1%	243	10.1%	**2,404**
Workers by Industry Group									
Goods-producing industries	108	50.5%	57	26.6%	24	11.2%	25	11.7%	**214**
Trade, transportation, and utilities	497	41.3%	233	19.4%	138	11.5%	334	27.8%	**1,202**
Other services	3,509	55.2%	1,635	25.7%	540	8.5%	676	10.6%	**6,360**
Total Workers									
All Workers	**4,114**	**52.9%**	**1,925**	**24.8%**	**702**	**9.0%**	**1,035**	**13.3%**	**7,776**
Source: U.S. Census Bureau, Work Area Profile Reports, 2019; Partners for Economic Solutions, 2019.									

Walking

Typically transportation planners will speak about "pedestrians" or "pedestrian movement," making it sound as if an alien species is invading the community. However, the "pedestrian" is just a person walking whether on two legs or with a cane, or in a wheelchair, a person traveling to get to a destination. Walking is the original mode of travel. Unfortunately, walking has been made more and more difficult by transportation planning that seeks only to accommodate more and more automobiles traveling faster and faster. The City of Punta Gorda began down a different transportation planning path over twenty years ago in the early 1990s with the development of a comprehensive citywide sidewalk improvement program.

Since that first sidewalk plan the City of Punta Gorda has sought to make the pedestrian environment a priority in the City's overall planning process. Spaces that are pedestrian in scale, safe, and aesthetically pleasing are primary to economically viable development and redevelopment in the city. Design standards are in place to assure new development considers the goals of the City to allow people to take a walk for recreation or transportation. The City's commitment to creating a safer and more comfortable walking environment is further reinforced in the 2019 Citywide Master Plan's Top 10 Priorities, which included actions such as updating the City's street standards in accordance to the Complete Street's Resolution of 2014, filling in gaps in the existing sidewalk network, establishing a Street Tree Program, adopting a new FDOT Context Classification Map, and improving pedestrian crossings throughout downtown.

Transportation choice is key within the built environment of Punta Gorda, and provisions herein attempt to make walking traffic as equally viable a transportation mode as automobile transportation. In the end, modal choice in the transportation plan of the city is about empowering the residents and visitors with the freedom to choose the appropriate mode of travel for them based on their individual needs.

Land Use

Land uses shall promote the walkability of the city, creating a cohesive community with safe, purposeful walkways, green spaces, and multi-use paths, linking pedestrians to shops and services throughout Punta Gorda. Land use shall encourage increased walking traffic and allow for mixed use densities, linking people with services without generating unnecessary automobile trips. A more pedestrian friendly street configuration standard as well as wider sidewalks, parallel parking (where applicable) and building treatments such as arcades and porches, will encourage an environment where the person walking and the automobile coexist safely and seamlessly. Current land use in Punta Gorda is generally in line with this philosophy especially in the Community Redevelopment Area (Map #6); within the CRA a wide variety of existing land uses in a compact area in a well-connected grid street pattern encourage pedestrian activity. Additionally the existing Land Development Regulations (LDR) provide framework for a built environment that will further encourage pedestrian activity including specific design standards for typical street configurations as illustrated. In the near future, the City seeks to update its Land Development Regulations to include a Form-Based Code with building to street relationships and street design standards that would offer to align with the City's goals for promoting walkability.

Existing Facilities and Future Needs

The City of Punta Gorda has conducted inventory studies as well as needs assessment through the Alternative Transportation Plan and the ongoing sidewalk capital improvements program. Table 7.9 - Existing Sidewalk Network and Map #50 – Punta Gorda Existing Sidewalk Network, illustrate the existing system and Map #51 – Punta Gorda Existing Sidewalk Network and Future Needs, identifies the future needs in the context of the existing system.

The existing system is composed of the following major types of facilities:

1. Neighborhood sidewalks

   These facilities provide connectivity in and around the various neighborhoods of the city; are typically only five (5) feet wide, and due to right of way constraints generally occur on only one side of the street.

2. Business district sidewalks

   These sidewalks serve business oriented areas of the city; occur on both sides of the street; are separated from busy streets by parking or landscape buffer; and are typically wider than the five (5) foot minimum found on neighborhood sidewalks.

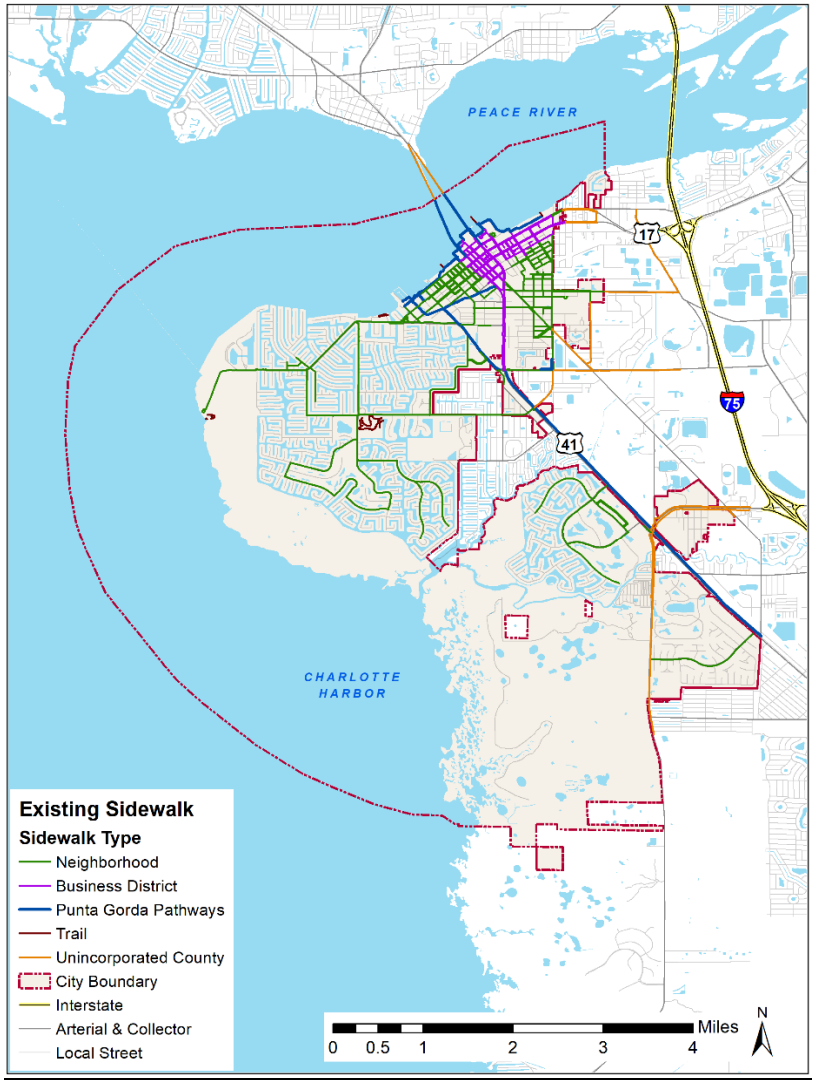
3. Punta Gorda Pathways

   These pathways are a system of shared use paths that connect major commercial areas and neighborhoods; are a minimum of ten (10) feet in width; and are designed to minimize street crossings in order to accommodate longer trips safely. (Map # 44 – Punta Gorda Pathways)

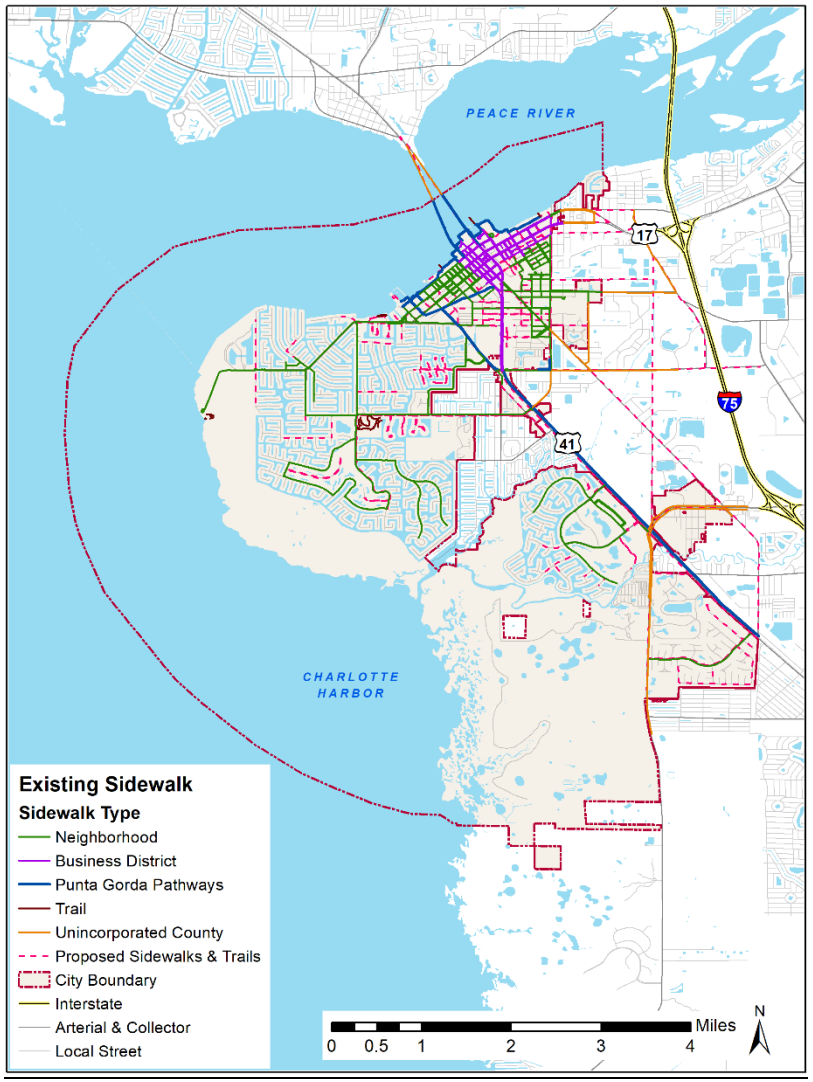
4. Unincorporated County

   These sidewalks provide connectivity from various parts of the city to destinations immediately outside the city limits; are typically only five (5) feet wide; and are maintained by the Florida Department of Transportation or Charlotte County.

Map #50 – Punta Gorda Existing Sidewalk Network



Map #51 – Punta Gorda Existing Sidewalk Network and Future Needs



Map #52 – 2019 Citywide Master Plan Recommended Trail Network

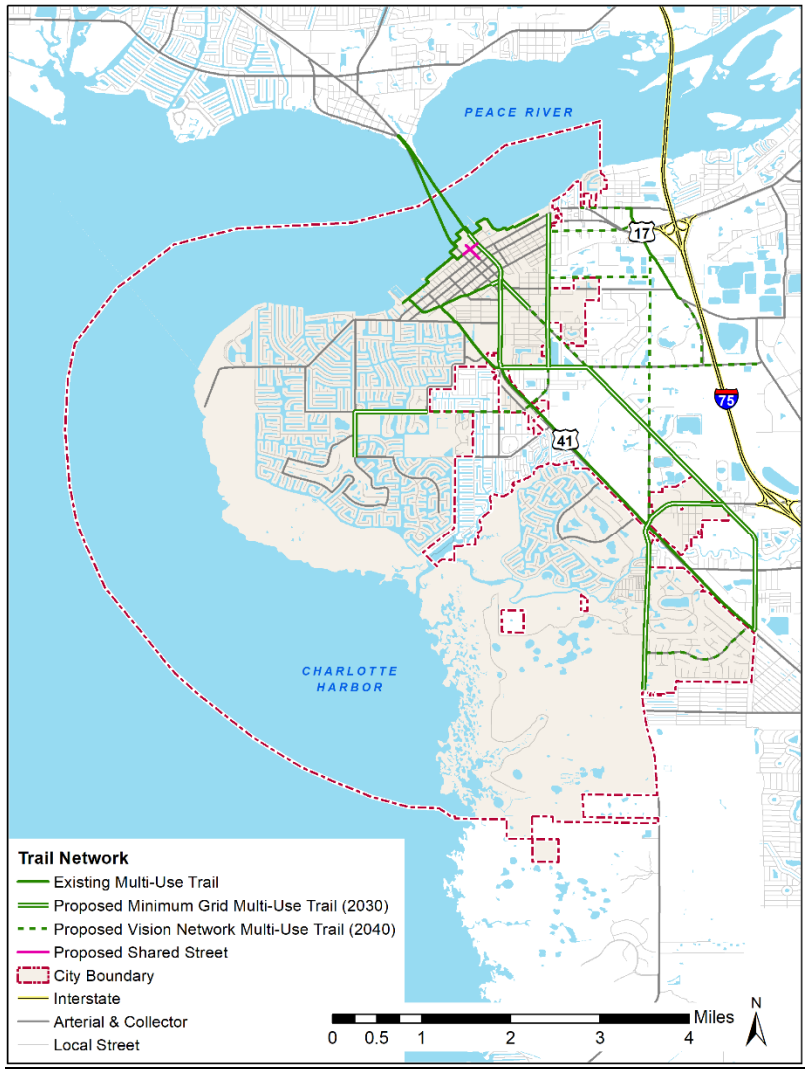


Table 7.10 – Existing Sidewalk Network

Type	Linear Feet	Miles
Neighborhood	224,591.96	42.45
Business District	83,889.68	15.89
Punta Gorda Pathways	53,704.13	10.17
Trails	8,394.00	1.59
Unincorporated County	67,985.57	12.88
Source: City of Punta Gorda Urban Design		

Bicycling

Following national trends, the use of bicycles as an alternate form of transportation has become more popular in Charlotte County in recent years. Increasing numbers of people have found this to be an attractive form of recreation and transportation. These trends have been evidenced locally through the growth of bicycle events, the Bicycle Loaner Program, and the TEAM Punta Gorda advocacy of a program of bicycle-specific infrastructure.

Punta Gorda hosts two major bicycle events annually, Pedal & Play in Paradise and Wheels & Wings. Pedal and Play sees over 400 participants from across the state and around the country. Held in early April, this event is hosted by the 501(c) (3) non-profit TEAM Punta Gorda and the Isles Yacht Club in conjunction with a plethora of local sponsors. Wheels & Wings is hosted by the Peace River Riders Bicycle Club in early July drawing hundreds of participants from around the state and across the country. These events both started about seven years ago and have continued to grow both in participation and from single-day to multi-day events.

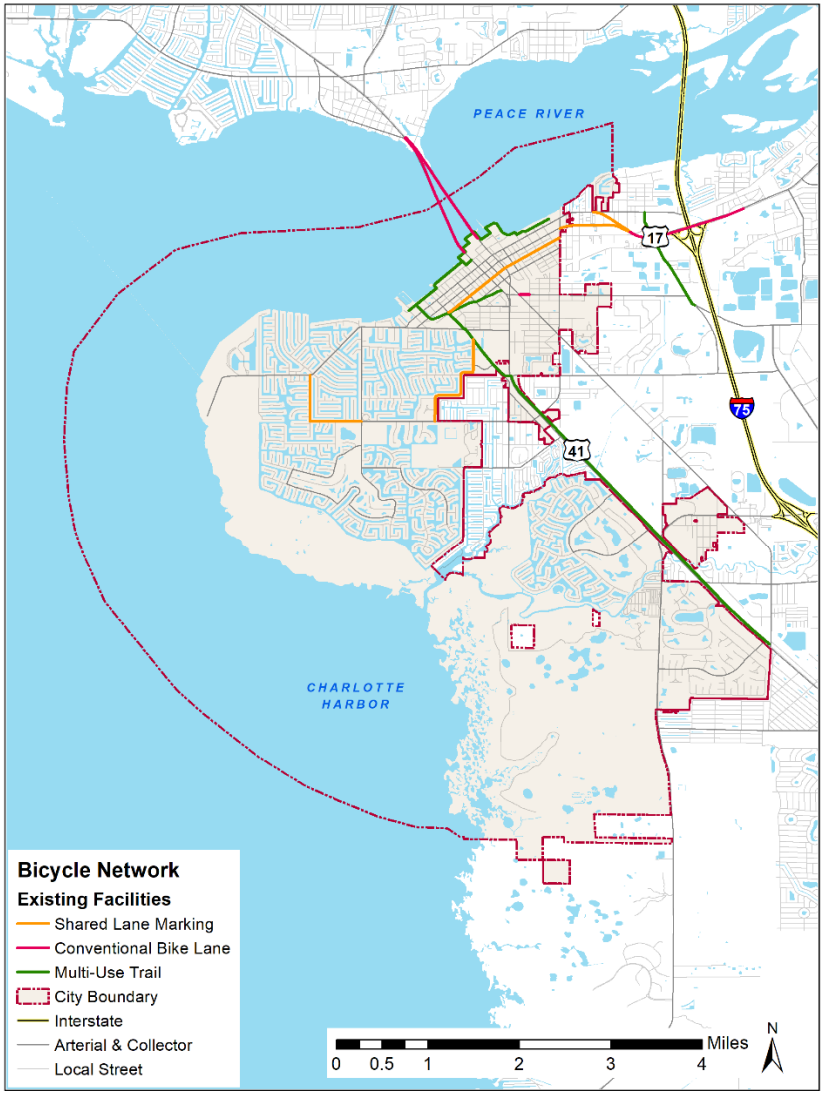
Punta Gorda, due to the tireless efforts of TEAM Punta Gorda, local businesses, and individual donors and volunteers, has the State of Florida's first free bicycle loaner program. In continuous operation since 2012, the system has grown to six (6) loaner locations with a total fleet of forty-four (44) bicycles. In the one year period ending May 31st, 2016, over 5,400 unique bicycle checkouts were documented. Enjoyed by residents and visitors alike, the program continues to experience strong community-wide support.

Tying these recreational and transportation bicycle programs together is TEAM Punta Gorda (TEAM PG). TEAM PG has been heavily involved in advocating for policies, programs, activities, and infrastructure to make bicycling safer and more convenient since the 2005 Citizens Master Plan was accepted by City Council. In 2014 TEAM redoubled its efforts to assist the city in becoming a better place to ride a bicycle by establishing the Bicycle Friendly Community Committee after City Council adopted a Complete Streets Resolution. Since 2014, this committee has worked with City staff including, Police, Fire, Public Works, and Urban Design to develop programs and policies based on the "5 E's" of creating a bicycle friendly community advocated by the League of American Bicyclist's Bicycle Friendly America Program. The 5 E's are:

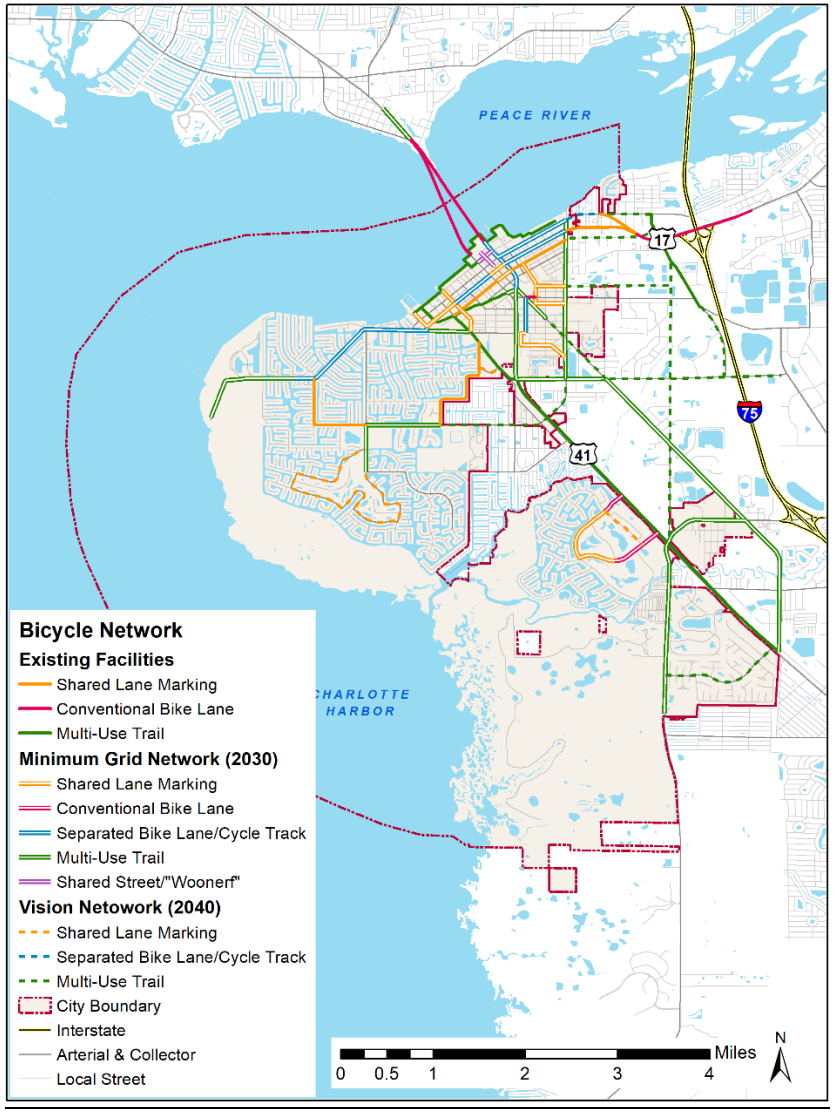
- **Engineering:** Creating safe and convenient places to ride and park
- **Education:** Giving people of all ages and abilities the skills and confidence to ride
- **Encouragement:** Creating a strong bike culture that welcomes and celebrates bicycling
- **Enforcement:** Ensuring safe streets for all users

- **Evaluation and Planning:** Planning for bicycling as a safe and viable transportation option (source: http://bikeleague.org/content/5-es)

Map #53 – Punta Gorda Existing Bicycle Facilities



Map #54 – Punta Gorda Existing Bicycle Facilities and Future Needs



In October of 2015, the City Council affirmed the City's commitment to becoming more bicycle-friendly and directed City staff to develop a bicycle infrastructure proposal based on the City's adopted 2030 Alternative Transportation Plan. Furthermore, one of the Top 10 Priorities identified in the 2019 Citywide Master Plan included the construction of a low-stress minimum grid network of trails and bicycle facilities, a map for which was developed in close coordination with TEAM Punta Gorda and concerned members of the general public.

Land Use

Land uses that typically promote improved walking as a travel mode also promote bicycle transport as well. Bicycle routes that are aesthetically pleasing and safe to travel based on compliance with development regulations, and land uses encourage bicycle traffic for short trips that might otherwise be made by an automobile. Commuter bicycle traffic is also encouraged to increase when businesses make bicycling to work an option for their employees by providing bicycle storage and other facilities for riders. Land use plays an important role in encouraging this with mixed-use and higher density development, pulling origins and destinations closer together, making short trips by bicycle more attractive.

Existing Facilities and Future Needs

The City of Punta Gorda has conducted inventory studies as well as needs assessment through the Alternative Transportation Plan and the ongoing bicycle infrastructure proposal. Table 7.10 - Existing Bicycle Facilities and Map #53 – Punta Gorda Existing Bicycle Facilities illustrate the existing system and a Map #54 – Punta Gorda Existing Bicycle Facilities and Future need identifies the future needs.

The existing system is composed of three major types of facilities:

Shared-Lane Markings

These facilities provide connectivity in and around the various neighborhoods of the city; are composed of sharrow marked travel lanes; and occur only on low volume, low-speed roadway segments.

Conventional Bike Lanes

A conventional bike lane is a portion of the roadway that has been set aside for the exclusive use of bicyclists. It is usually designated by adding a stripe, signage, and pavement markings. Conventional bike lanes run along the curb sides of the roadway, or adjacent to parked cars when on-street parking is present. These unprotected bike lanes work best on streets where the posted speed is less than 35 mph and should ideally be at least 6 feet in width.

Separated Bike Lane or Cycle Track

Separate bike lanes and cycle tracks are bike facilities that are physically separated from the roadway. Sometimes they are elevated and occur at the plane of the sidewalk, often with a furnishing zone or planting strip between the cycle track and the roadway, and sometimes they occur at the level of the road, but are separated with a median or other physical buffer. These facilities are the most attractive to a wide variety of cyclists and work best along medium to high-speed streets with fewer driveways and interruptions.

Multi-Use Path

Multi-use paths, sometimes called shared-use paths, are a type of trail designed to provide off-road routes for many different users including cyclists, runners, pedestrians, and manual or motorized wheelchair users. While similar to other recreational trails, these paths are part of a larger transportation system that connects major commercial areas and neighborhoods and serves as a supplement to on-street bike lanes, shared roads, and paved shoulders. They should be a minimum of ten (10) feet in width and designed to minimize street crossings in order to accommodate longer trips safely. (Also see Map #44 – Punta Gorda Pathways)

Table 7.11 – Existing Bicycle Facilities

Facility Type	Linear Feet	Miles
Shared Lane Marking	23,933	4.53
Conventional Bike Lane*	20,929	3.96
Multi-Use Trail	49,571	9.39
Total	94,432	17.88

*Several of these facilities fall outside the city limits on US 41, including the Peace River Bridges, and on US17 east of the city
Source: City of Punta Gorda Urban Design

Transit

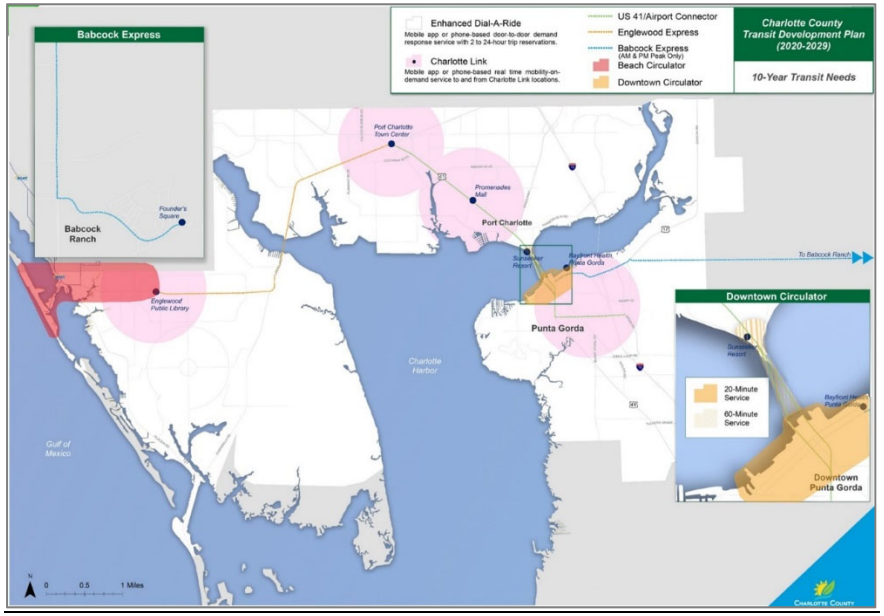
As stated in the Comprehensive Plan in 2009, the City continues to have an interest in a circulator transit program based on the long term goal of providing increased connectivity to and within the Community Redevelopment Area. Various business, public, and community interests could be served by a circulator system that links key destinations with available and periodically underutilized public and private parking facilities. Circulator transit would thus further the goal of creating a “park once” environment in the downtown enhancing and encouraging

greater bicycle and pedestrian activity increasing economic vitality.

Tourism on two fronts of boating and air travel could greatly benefit from this type of targeted circulator transit. Punta Gorda with its marina's and mooring field is a regional boating destination. This targeted cohort of tourists requires easy pedestrian, bicycle, and transit connectivity in order to maximize the destination experience and encourage repeat visits.

Furthermore, the growth of commercial passenger air traffic and the establishment of major distribution centers at the Punta Gorda Interstate Airport Park provides additional potential customers for a circulator transit system in the Punta Gorda area. Tourism and commuter needs alike could be met by this type of system, providing another modal choice available to those moving in and around Punta Gorda.

Figure 1 – Charlotte County-Punta Gorda MPO's 2045 Long-Range Transportation Plan – Needs Plan Transit Projects



Land Use

The existing land use pattern, particularly in the Community Redevelopment Area (CRA) (Map #6), is the most transit-supportive in Charlotte County. With a relatively strong mix of commercial destinations, employers, and residential dwellings within a walkable and bikeable street grid, the CRA would likely be a key connection in any implementation of fixed-route transit service. The 2040 and 2045 Transportation Plans recognizes this within the needs plan, which designates three of the four potential fixed routes traversing the CRA.

Existing Facilities and Future Needs

Public Transit in the city of Punta Gorda is provided by Charlotte County. Charlotte County, with no fixed route transit, exclusively operates a paratransit advanced reservation bus system for the general public. The County also offers Transportation Disadvantaged service for those residents with physical disabilities, those aged sixty (60) and older, children-at-risk, qualified low-income residents, and those living in rural areas. These two services operate in a fully integrated fashion under the Charlotte County Transit banner. Both services operate a limited schedule six (6) days a week with no service on Sundays. In order to secure service, riders must make a reservation by 1:00 pm the business day prior to the desired service.

Written in 2014, the Charlotte Rides, Charlotte County's Transit Development Plan, outlines a fairly innovative solution for creating a more comprehensive transit system. This system is mirrored in the Charlotte County-Punta Gorda MPO's 2040 Transportation Plan and the county's 2045 Long-Range Transportation Plan: The Route to 2045. Those federally Required Long Range Transportation Plans, identifies four fixed routes and four flex service zone, as illustrated in Figure 7.1-Needs Plan Transit Projects, from the 2045 Long Range Transportation Plan.

The visitors and residents of Punta Gorda could benefit immensely from the implementation of a circulator transit route (trolley) within the Community Redevelopment Area. This circulator route could cover the downtown and its surrounding historic areas encompassing key destination points, including the various marina facilities, Fisherman's Village, and Bayfront Punta Gorda Hospital Area. This core system could also be linked to the Punta Gorda Airport and Charlotte Harbor CRA (north of Charlotte Harbor from Downtown Punta Gorda), providing additional modal choices to visitors and area residents alike. Depending on timing, this circulator system could provide a catalyst to spark the implementation of the proposed fixed routes or could complement those routes. In either scenario, a Punta Gorda circulator could provide local service allowing the proposed fixed routes to operate more effectively as express routes connecting to Englewood Beach, Port Charlotte Town Center, and the Parkside area within the County. As identified in the Charlotte Rides plan, External links to Sarasota County Area Transit (SCAT) in North Port and Englewood; and Lee Tran in Fort Myers would also be possible.

Intermodal Facilities

Intermodal transportation refers to the movement of people or goods between specific origins and destinations by using two or more modes. Historically, the term intermodal has referred to the line-haul shipment of goods by rail, with door-to-door pick up by truck. Today, the term also includes passenger travel. An "intermodal transfer" is the practice of transporting commodities and/or passengers between two (2) modes. Depending on what transportation medium is used (i.e., land, water, or air) the mode transfer could be rail, automotive vehicle, bicycle, transit, intercity bus, airplane, or boat. Map #55 – Intermodal Facilities – Parking, Marina, Rail, and Airport, identifies the intermodal facilities affecting the city.

Parking Facilities

Automotive parking facilities are not traditionally thought of as intermodal facilities; however, as Punta Gorda has focused on the redevelopment of the Community Redevelopment Area (CRA), parking has become a critical consideration. The redevelopment strategy of the CRA is a "park once" environment, where bicycle and pedestrian movement is

encouraged, and auto vehicle travel is secondary to the movement of people.

Multimodal planning is necessary to ensure that the City provides adequate facilities to adequately support this strategy. The City has worked hard to establish land development regulations that minimize parking requirements and encourage walkable retail districts. In addition to regulation, the City engaged in a significant capital improvement program to provide ample public parking within the CRA. These public parking capital expenditures are based on the findings of the 2006 Downtown Parking and Traffic Circulation Study.

The parking reduction and public investment in parking are designed to centralize parking into a few critical areas. These areas of high activity are then the focus for increased investment in infrastructure which accommodates walking and bicycling. This type of walkable environment is also highly transit supportive.

Map #55 – Intermodal Facilities – Parking, Marina, Rail and Airport

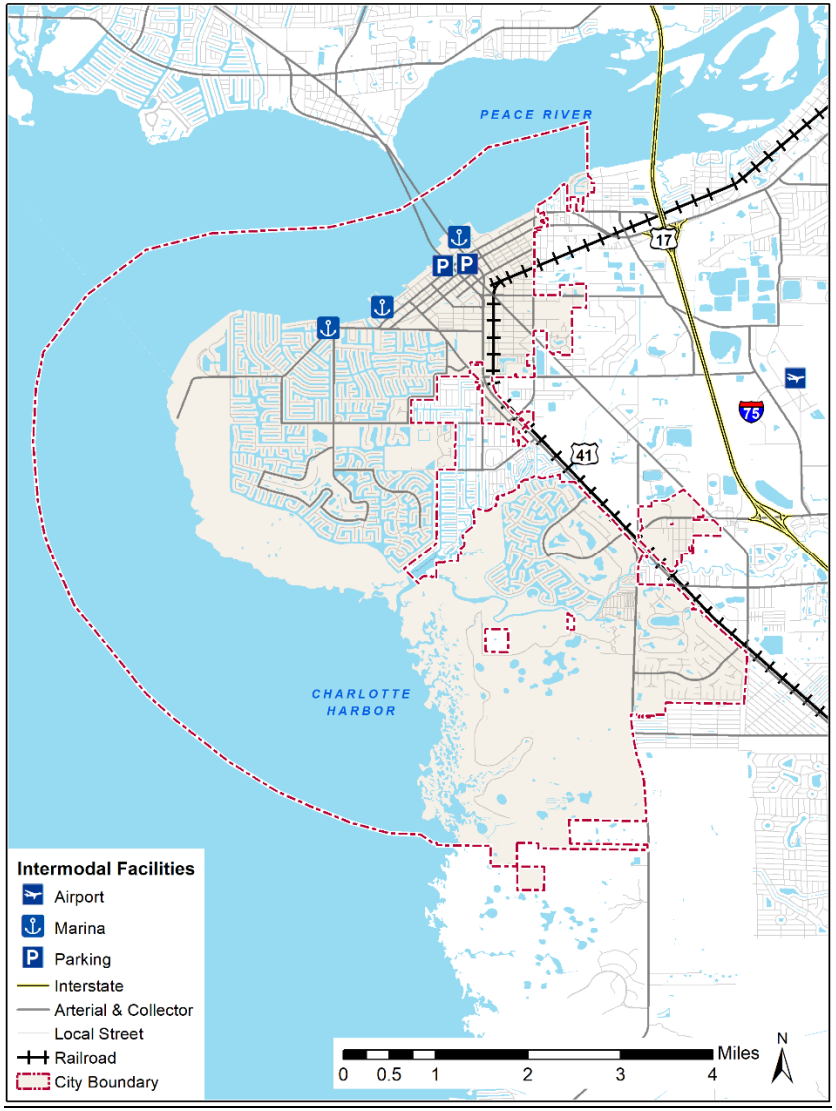
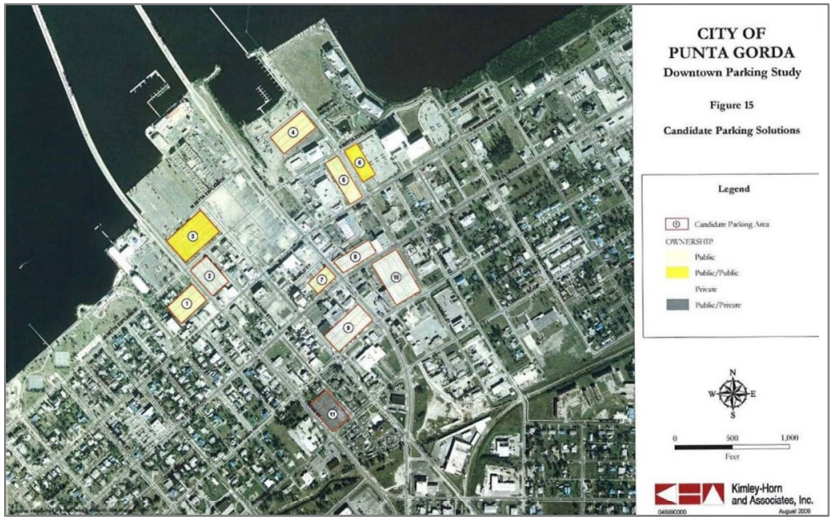


Figure 2 – City of Punta Gorda Downtown Parking Study: Candidate Parking Solutions



Marinas

Within the city, there are two major marinas, Fishermen's Village Marina and Laishley Municipal Marina, and one minor marina, the Isles Yacht Club (semi-private). All three facilities host visitors who arrive by boat and need to connect to other modes of transport in order to travel around the community. All three facilities offer bicycles through the Bicycle Loaner Program as well as connections to the sidewalk network of the city and automotive parking. Enhancing the positive aspects of the land transportation connections at these facilities is critical to ensuring that visitors become repeat visitors and possible future retirement residents of the city. Existing and future demand would also warrant consideration of these facilities for future fixed-route bus transit stops.

Historically there were water taxi or ferry services in the Punta Gorda and Charlotte County area. These services generally ceased operation upon completion of various bridge facilities across Charlotte Harbor and out to Boca Grande. Interest has been expressed by private development and the Charlotte Harbor Community Redevelopment Agency (Charlotte Harbor CRA) to initiate a water taxi service that would serve Downtown Punta Gorda, Fisherman's Village, and Charlotte Harbor CRA. The natural landing point for this type of service would be the existing marinas. The location of the water taxi service would strengthen the demand for fixed-route transit connections at these locations. Currently, ferry service to the outer islands of Caya Costa, Cabbage Key, and Boca Grande is offered by a private provider at Fishermen's Village Marina. There has been some interest in the past to expand ferry services to Venice or other Gulf of Mexico beach locations.

Currently, there are no plans to expand existing ferry services or provide new water taxi services. The City of Punta Gorda would encourage any private ventures to pursue the expansion and/or development of such services as a unique mode of transportation serving the nature and need of Punta Gorda.

Rail

The development of the city of Punta Gorda is directly linked to the railroad which arrived in 1886. In the 19th and early 20th centuries the rail line facilitated the movement of seasonal visitors to Southwest Florida. As the rail line terminus, until 1904, Punta Gorda served as the transfer point for passengers arriving by rail to ferry services bound for Fort Myers, Key West, and other destinations. The rail line also afforded efficient shipment of citrus, timber, and fresh fish to markets in the north.

In the 1920s, the last of Punta Gorda's three train stations were constructed. The Punta Gorda Train Depot, listed on the National Register of Historic Places, served both passenger and freight traffic. The long slow decline of rail service was heralded

by the completion of the Tamiami Trail, now US 41, a roadway connecting Tampa to Miami. Passenger rail service ceased to Punta Gorda in the 1960s. However, the rail line is still operated by short line provider Seminole Gulf Railway which leases the rails from CSX.

Seminole Gulf Railway also offers a tourist excursion train that operates on the line from Fort Myers at Colonial Boulevard. Generally this excursion train goes out and back to the north of Fort Myers, stopping well to the south of Punta Gorda. However, for the past few Christmas Seasons Seminole Gulf has offered a Christmas Rail-Boat excursion, which utilizes the Punta Gorda Depot as the transfer point moving guests from rail to bus. By bus, guests proceed to Fishermen's Village to take a boat tour of Christmas lights in the Punta Gorda Isles canal system.

Despite the unique use of the railway for tourist purposes, the primary driver of rail traffic under Seminole Gulf Railway's management is regular freight service connection from just north of Naples in Collier County to Arcadia in Desoto County, where the short line joins the national rail network at the CSX mainline.

In recent years there has been a regional effort to ensure that the rail line is preserved for future potential freight and passenger service. The City of Punta Gorda supports these efforts to ensure that the rail line is preserved for future regional transportation needs. The City has added model policies into this Comprehensive Plan provided by the Southwest Florida Regional Planning Council. These policies include:

- Designate the Seminole Gulf rail corridor as a strategic regional transportation corridor
- Encourage the Florida Department of Transportation to purchase the corridor
- Oppose any attempts at abandonment of the rail corridor

Punta Gorda Airport

The Punta Gorda Airport (PGD) is owned and operated by the Charlotte County Airport Authority and is located outside the current city limits just east of Interstate 75. Long operated as a general aviation airport, commercial service was established in 2007. Since 2007, commercial air traffic has grown at the Punta Gorda Airport. Now operating under the FLYPGD brand, the Punta Gorda Airport has seen numerous changes in the nine (9) years since commercial service began. These changes include lengthening the primary runway, widening the taxiways and tarmac, building a new passenger terminal, adding an air traffic control tower, parking lots, car rental facilities, and building an expanded passenger terminal. These projects have permitted the airport to grow passenger traffic to over 400,000 enplanements in 2015 with regular service to 30 cities in the United States.

Continued growth of commercial air traffic is anticipated by the Charlotte County Airport Authority in its Master Plan. This continued growth is expected to strengthen the demand for fixed-route transit connections from the airport to key destinations within Charlotte County, including the Downtown Punta Gorda area.

Streets

Maintaining appropriate levels of services on the existing and future roadway network, along with managed growth within the city of Punta Gorda, will continue to allow the city to reach its economic potential. By ensuring land use, roadway expansions will incorporate modal choice and meet the needs of all roadway users. The city seeks to retain its historic small-town character

while continuing to accommodate its share of regional growth and development.

Land Use

As a part of promoting Modal Choice, land use, and its relationship to roadways, is critical. Roadways serve the existing land uses, so land use must control sprawl conditions. Higher residential densities and commercial intensities in the downtown area, and focused mixe- use development providing goods and services in growing residential areas will shorten trip lengths, and promote alternative modes. Provisions for roadway design incorporating these alternative modes of transportation are outlined in the Alternative Transportation Plan, existing development regulations, and Complete Streets Resolution. By encouraging land uses and design standards that make walking and bicycling safe and efficient modes of travel these modes will become attractive.

Existing Street Network

U.S. 41 and U.S. 17 are the two major highway facilities that serve the city of Punta Gorda. US 41 services traffic flowing north-south along the gulf coastline while US 17 services traffic flowing south from the inland areas of the State with both facilities providing linkage to the local street system. While these Federal Aid highways provide critical regional linkages, these facilities within the city of Punta Gorda are key streets where a significant amount of economic activity occurs, particularly within the Community Redevelopment Area. It is the City's goal to develop, construct, and maintain a roadway network that serves the community in a manner consistent with the existing and future land use patterns. These patterns currently and within the context of existing code will strengthen the viability of alternative modes.

The city of Punta Gorda's existing street network is identified on Map #56 – Punta Gorda Existing Street Network. These streets fall into three functional classifications: arterial, collector, and local. The following classifications have been defined by the Florida Legislature in Section 334.03, Florida Statutes.

Arterial

A route providing service that is relatively continuous and characterized by high traffic volume, long average trip length, high-operating speed, and high mobility importance. All US number routes (including US 41 and US 17) and interstate connector roads (N Jones Loop Road) are arterial roadways.

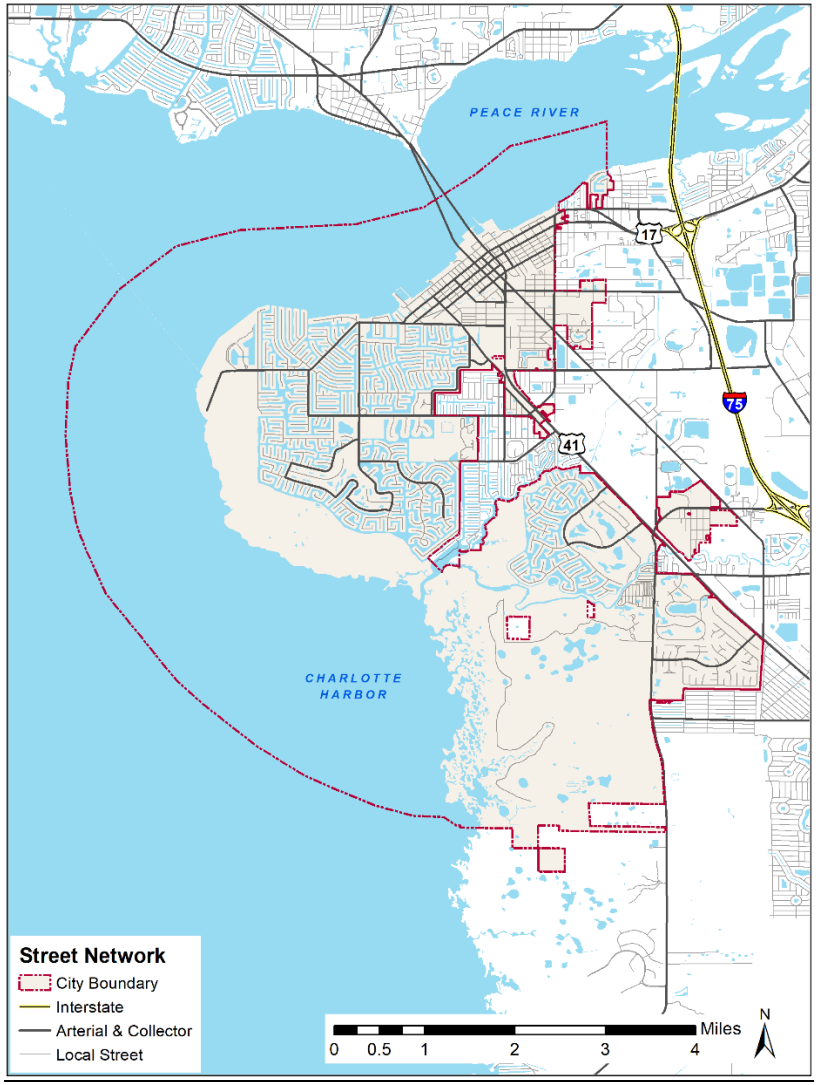
Collector

A route providing service that is characterized by relatively moderate average traffic volume, moderate average trip length, and moderate average operating speed. Collector roads collect and distribute traffic between local roads and arterial roads and serve as a linkage between land access and mobility needs. Taylor Road and Aqui Esta are good examples of a collector facility.

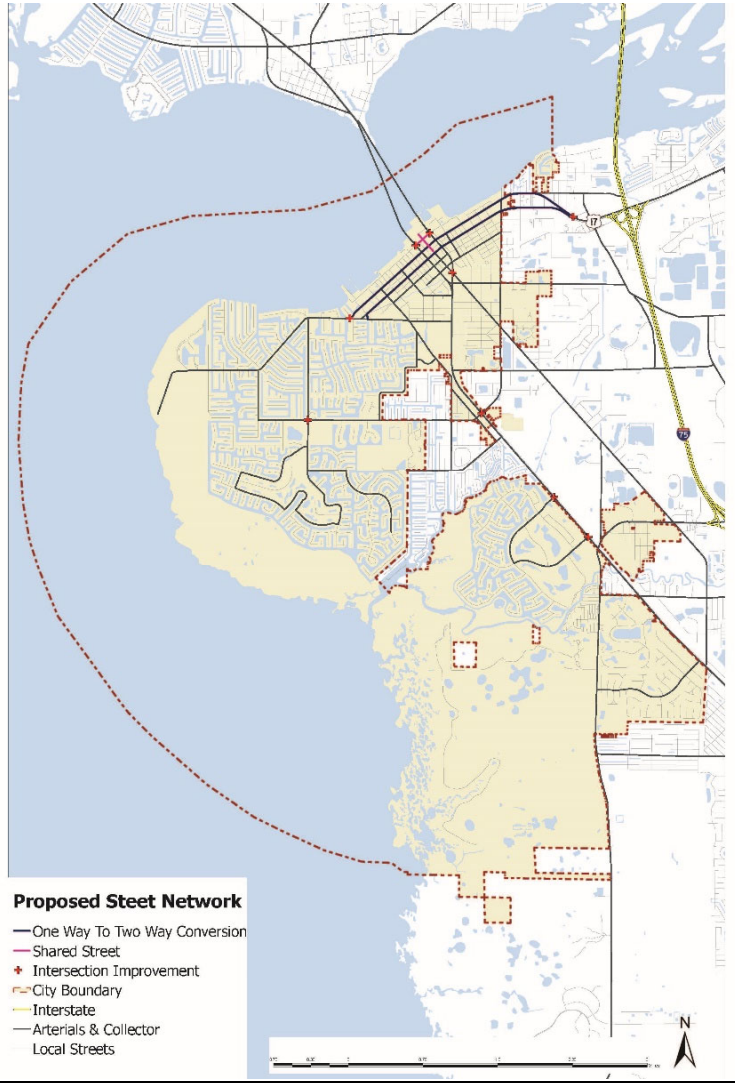
Local

A route providing service that is characterized by relatively low average traffic volume, short average trip length, minimal through-traffic movements, and a high degree of access for abutting property. Coronado and Gill Street are examples of local roads.

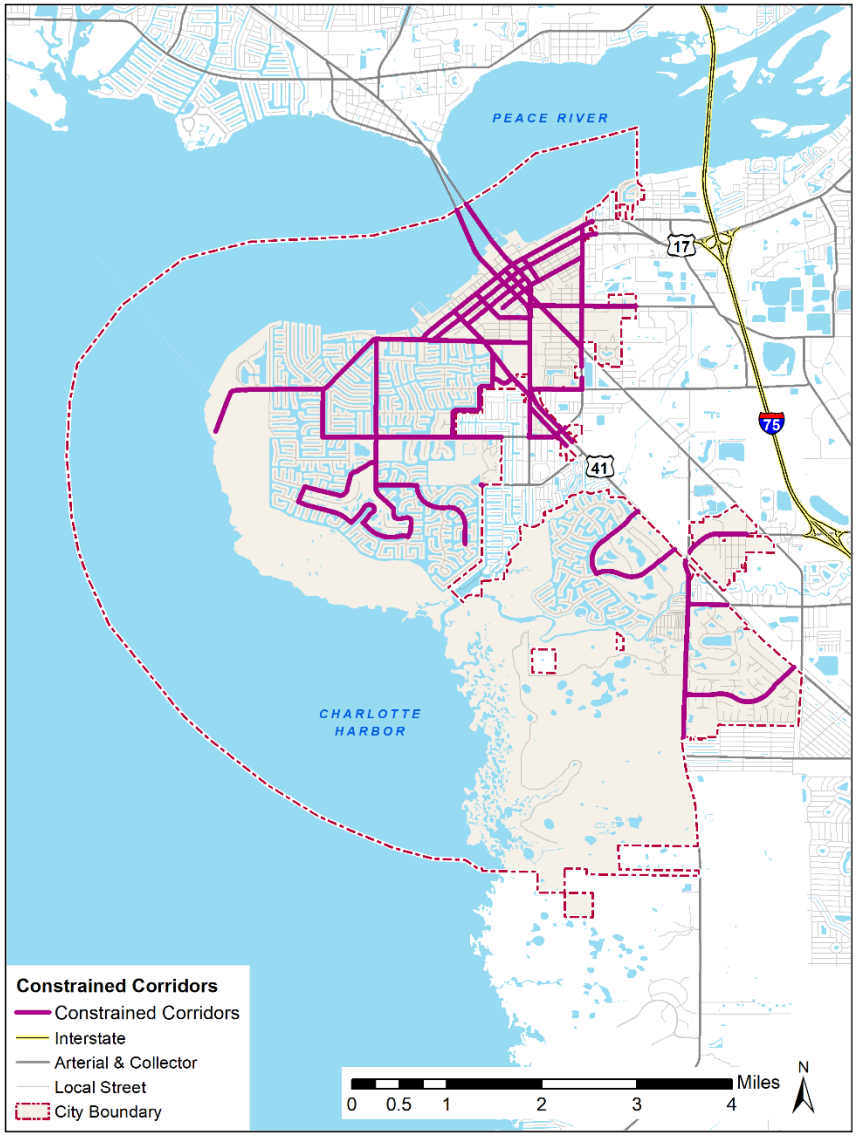
Map #56 – Punta Gorda Existing Street Network



Map #57 – Punta Gorda Proposed Street Network



Map #58 – Punta Gorda Constrained Corridors



Maintenance Responsibility

The Florida Department of Transportation (FDOT) is responsible for maintenance of US 41 and US 17, while Charlotte County maintains N. Jones Loop Road and Burnt Store Road. The balance of the street network in the city of Punta Gorda is under the City's maintenance responsibility.

Constrained Corridors

The arterial and collector roads that run within Punta Gorda's city limits are considered constrained corridors (Map #58) in the sense that any future road widening projects would be impractical and detrimental to the local community, especially adjacent property owners, and to the City's overall multi-modal goals.

Existing Levels of Service

The City sets minimum levels of service standard which provides a guide for evaluating the relative quality of delivery for specific public services and facilities. Level of Service criteria can also assist as a planning guideline for setting priorities when public resources are invested, and development orders are approved.

The characteristics of streets operating at each Level of Service, is described below in an excerpt from the 2010 Highway Capacity Manual published by the Transportation Research Board. The concept of levels of service is defined as a qualitative measure describing operational conditions within a traffic stream, and their perceptions by motorists and/or passengers. A level of service definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. It must be noted that these factors do not take into

account other roadway users, such as people walking, bicycling, or using transit.

Six (6) levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations from A to F, with Level of Service A representing free flow operating conditions and Level of Service F breakdown flow. In general, the various levels of service are defined as follows for uninterrupted flow facilities:

- Level of Service A represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorist, or passenger, is excellent.
- Level of Service B is in the range of stable flow where the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS A. The level of comfort and convenience provided is somewhat less than at LOS A because the presence of others in the traffic stream begins to affect individual behavior.
- Level of Service C is in the range of stable flow where the operation of individual users starts becoming significantly affected by interactions with others in the traffic stream. The selection of speed is not affected by the presence of others, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and convenience declines noticeably at this level.
- Level of Service D represents high-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.
- Level of Service E represents operating conditions at or near the capacity level. All speeds are reduced to low, but relatively uniform, value. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver frustration is generally high. Operations at this level are usually unstable because small increases in flow or minor perturbations within the traffic stream will cause breakdowns.
- Level of Service F is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations. Operations within the queue are characterized by stop-and-go waves, and they are extremely unstable. Vehicles may progress at reasonable speeds for several hundred feet or more and then be required to stop in a cyclic fashion. Level of Service F is used to describe the operating conditions within the queue, as well as the point of the breakdown. It should be noted, however, that in many cases operating conditions of vehicles discharged from the queue may be quite good. Nevertheless, it is the point at which arrival flow exceeds discharge flow, which causes the queue to form, and Level of Service F is an appropriate designation for such points.

The definitions above are general and apply primarily to roadway facilities having uninterrupted traffic flows, such as limited access facilities (freeways) or rural highways with limited intersections or connecting driveways. For each type of roadway facility, levels of service activities are based on one or more operational parameters or "measures of effectiveness." Basic measures of effectiveness used to define levels of service for

different types of roadway facilities include average travel speed, density, delay, and volume.

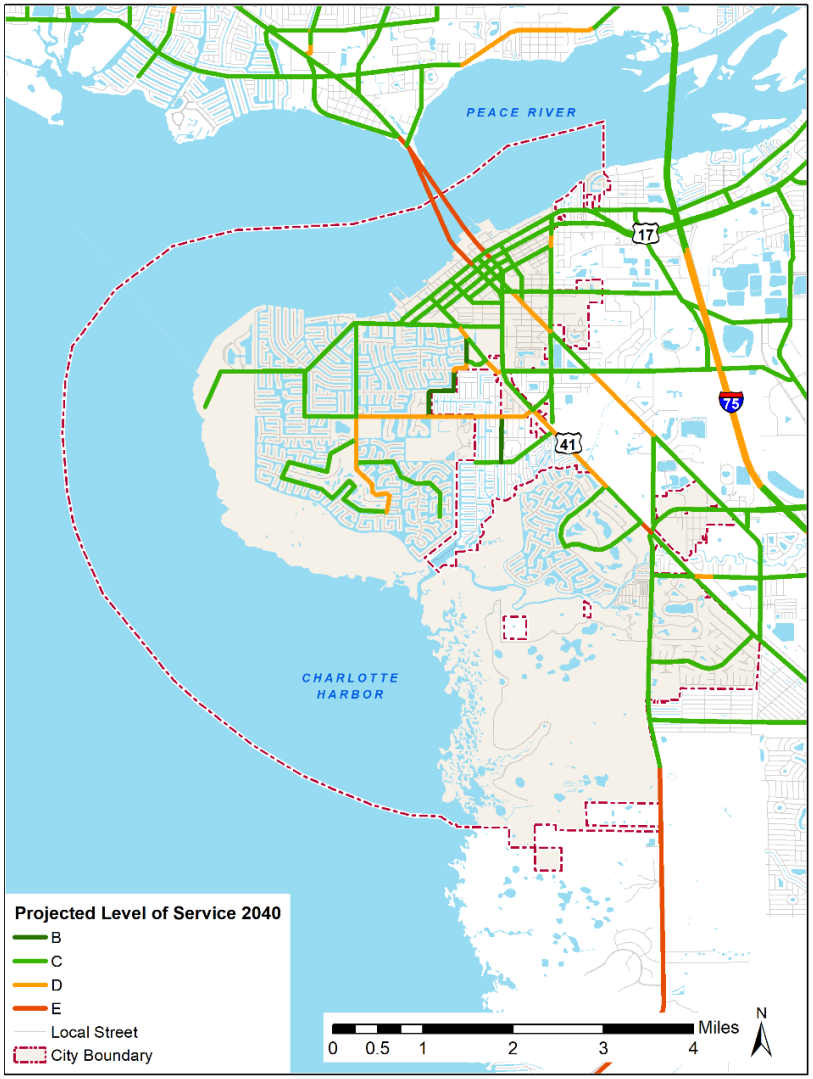
Within the context of this component, the levels of service described within this section are used to identify existing deficiencies and to project future needs based on projected population growth within the community. The City's currently acceptable Level of Service Standard is D.

Future Needs

The 2045 Transportation Plan of the Charlotte County-Punta Gorda MPO analyzed the level of service (LOS) for all roadways in Charlotte County, including the City of Punta Gorda. Using the Florida Department of Transportation approved transportation model, this analysis identified no roadways within the corporate limits of the city, which operate below the adopted LOS D minimum standard.

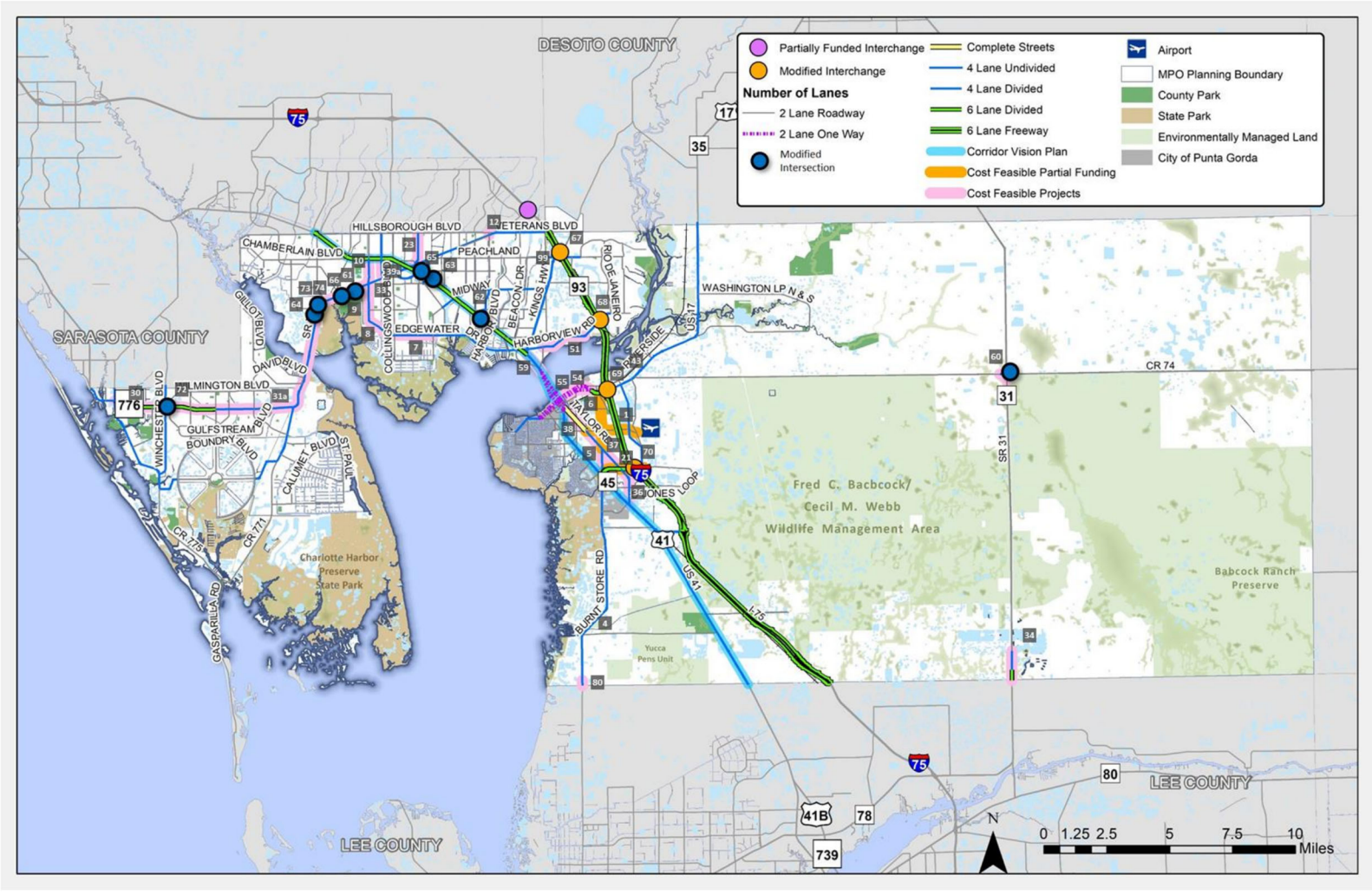
The existing travel demand was projected out to the plan horizon year of 2045 using the University of Florida Bureau of Economic and Business Research (BEBR) employment and population projections. This data was allocated to traffic analysis zones using the City and County adopted future land use maps. These 2045 population and employment projections as allocated to the traffic analysis zones were modeled on the existing plus committed (roadway projects funded in the current five-year work program) roadway network. In this 2045 projection, only two segments of the network operate at LOS E below the adopted LOS. As illustrated in Map #59 – Punta Gorda Existing and Committed Street network Level of Service – 2045, these segments are the US 41 bridges over Charlotte Harbor and the short segment of US 41 at Burnt Store Road.

Map #59 – Punta Gorda Existing and Committed Street Network Level of Service – 2045



The Charlotte County-Punta Gorda Metropolitan Planning Organization's adopted 2045 Transportation Plan identifies fifty-four (54) project segments in the cost-feasible needs plan. These projects are intended to address transportation needs over the plan horizon. Map #60 - 2045 Transportation Plan Cost Feasible Needs illustrates these projects. The Charlotte County-Punta Gorda MPO is slated to update the plan in FY2024, resulting in the 2050 Long-Range Transportation Plan. Once the plan is updated, the City will ensure the consistency of its transportation planning with that of the MPO's LRTP.

Map # 60 – 2045 Transportation Plan Cost Feasible Needs



Context Classifications

Beyond ensuring that the Punta Gorda's roadway network accommodates an adequate vehicular level of service (LOS) today and well into the future, the City shall also make sure that streets facilitate all modes of travel and respond appropriately to the different neighborhood characteristics and land use context where they are located. To this end, the Florida Department of Transportation (FDOT) adopted a Context Classification system in 2017 which was also incorporated into the Florida Design Manual starting in 2018. Simply put, these context classification allow FDOT to put the right street in the right place. Context classification specifies roadway design speeds and minimum sidewalk widths. For the urban core context classification (C6), the design speed range for new roadways is 25 to 30 mph, while roadways in the rural area context classification (C2) have a design speed range of 55 to 70 mph.

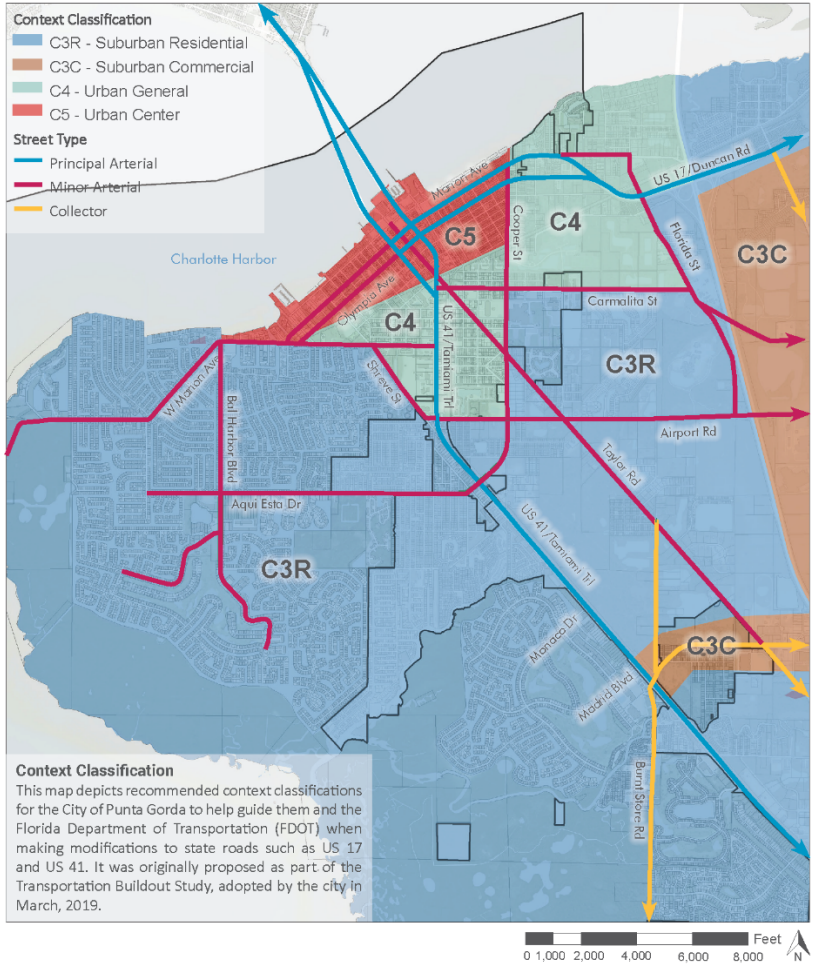
Table 7.11 – Context Classification Area Characteristics

Context Classification	Distinguishing Characteristics	Land Use
C1-Natural	Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.	Conservation Land, Open Space, or Park
C2-Rural	Sparsely settled lands; may include agricultural land, grassland, woodland, and wetlands.	Agricultural or Single-Family Residential
C2T-Rural Town	Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.	Retail, Office, Single-Family or Multi-Family Residential, Institutional, or Industrial
C3R-Suburban Residential	Mostly residential uses within large blocks and a disconnected or sparse roadway network.	Single-Family or Multi-Family Residential
C3C-Suburban Commercial	Mostly non-residential uses with large building footprints and large parking lots within large blocks and a disconnected or sparse roadway network.	Retail, Office, Multi-Family Residential, Institutional, or Industrial
C4-Urban General	Mix of uses set within small blocks with a well-connected roadway network. May extend long distances. The roadway network usually connects to residential neighborhoods immediately along the corridor or behind the uses fronting the roadway.	Single-Family or Multi-Family Residential, Institutional, Neighborhood Scale Retail, or Office

C5-Urban Center	Mix of uses set within small blocks with a well-connected roadway network. Typically concentrated around a few blocks and identified as part of a civic or economic center of a community, town, or city.	Retail, Office, Single-Family or Multi-Family Residential, Institutional, or Light Industrial
C6-Urban Core	Areas with the highest densities and building heights, and within FDOT classified Large Urbanized Areas (population >1,000,000). Many are regional centers and destinations. Buildings have mixed uses, are built up to the roadway, and are within a well-connected roadway network.	Retail, Office, Institutional, or Multi-Family Residential
Source: FDOT Design Manual, Topic #625-000-002		

While the FDOT has created base context classifications, every municipality and county have the ability to revise these to better match future land use, as a part of their long-range planning efforts. Map #61 – Recommended Context Classifications, shows suggested revisions of FDOT's base context classifications within Punta Gorda to align with the city's neighborhood context. This map generally informs which places are intended to be walkable urban, and which to be drivable-suburban. To achieve the City's multiple goals of commercial revitalization and walkability, arterial roads should become urban main streets as they enter urban areas or neighborhood centers and high-speed roads should transform to low-speed designs in traditional neighborhoods to slow traffic to pedestrian-friendly speeds of 20 miles per hour or less.

Map #61 – City of Punta Gorda Recommended Context Classifications



Hurricane Evacuation

The Southwest Florida Regional Planning Council (RPC) provides technical assistance to member governments on several key issues, including hurricane evacuation. The current study published by the RPC is the 2010 Evacuation Study. This document analyzes demographic and land use patterns, various hazards, behavioral trends, vulnerability, shelter, and transportation resources. This analysis provides a foundation for calculating the clearance times based upon:

- Regional evacuation transportation network;
- Storm intensity
- Evacuation population
- Behavioral response

This evacuation study dives deeply into the actual behavior observed from previous evacuation events to project realistic evacuation assumptions for evacuation rates, out of county trips, type of refuge, and evacuation timing. This more realistic analysis provides a firmer foundation for determining actual transportation system demands in the event of an evacuation order. The critical planning figure in determining the effectiveness of the transportation network in accommodating an evacuation is called the 'clearance time' which is broken out into four categories:

1. Clearance time to shelter
2. In-county clearance time
3. Out of county clearance time
4. Regional clearance time

Evacuation clearance times are calculated for each of the five evacuation zones A thru E and for the 2010 base year and a 2015 projection year as illustrated in Table 7.12 - Clearance Times for Operational Scenarios for Charlotte County.

Table 7.13 – Clearance Times for Operational Scenarios for Charlotte County

	Evacuation Level				
	A	B	C	D	E
Clearance Time to Shelter					
2010	0.00	13.5	19.0	19.5	27.0
2015	10.0	13.0	20.0	30.0	20.0
In-County Clearance Time					
2010	0.0	14.0	25.0	33.0	51.0
2015	10.5	14.0	25.5	34.0	23.5
Out of County Clearance Time					
2010	12.5	14.5	25.0	33.0	51.0
2015	10.5	14.0	25.5	34.0	23.5
Regional Clearance Time					
2010	13.0	16.0	27.0	34.0	51.5
2015	12.0	16.5	26.0	35.0	31.5

Source: Southwest Florida Regional Planning Council 2010 Evacuation Study
Time listed in hours

As demonstrated by the regional clearance times in Table 7.12 - Clearance Times for Operational Scenarios for Charlotte County, Inter-county, loading is a significant factor in experienced evacuation clearance times. Due to the regional nature of hurricane impacts it is likely that any evacuation will include more than one county. The need to evacuate larger regions proportional to the category storm approaching indicates that there should be as few artificial restrictions on inter-county roadways as possible.

While the transportation network plays a major role in effective evacuation, the 2010 Evacuation study demonstrates that evacuation times for the larger region exceed acceptable levels. While recognizing evacuation needs, funding for major transportation improvements based on infrequent hurricane events is not a fiscally sustainable approach. It is therefore determined by the study that improvements in hurricane evacuation planning, including increased public shelter capacity, assistance to transit dependent persons, and alternatives for evacuees with pets, special needs shelters, and other strategies, are needed. (Map #36 – Punta Gorda Hurricane Evacuation Routes)

Future Needs

Traditionally, the automobile has been the primary method to satisfy the travel demand in and around the city of Punta Gorda. This demand is created by two distinct types of trips, local and regional. The locally-based trips are generated by origins (residential land uses) and destinations (businesses, retail, shopping) that originate or end within the city. Regional trips are those trips that are generated by origins and/or destinations that begin and/or end outside the city.

The Transportation System within the city of Punta Gorda is part of a larger network of facilities that serve Charlotte County and southwest Florida. Much of the analysis of the existing system is based on standard auto-dependent travel for the region as these facilities serve not only local travel, but regional through trips as well.

The City has been promoting a shift in local travel modes that would increase the emphasis on non-motorized travel for destinations within the city limits. Implementation of the park once concept and the enhancement of parking, bicycle and pedestrian facilities will likely improve the functionality of the transportation system for locally destined trips. However, the vast majority of trips utilizing the major facilities within the city are through and regional trips originating or destined for areas outside the city. Therefore, in order for the City of Punta Gorda to fully capitalize on the economic engine of Downtown, it will be necessary to look at the regional transportation system more closely to ensure that regional traffic needs can be accommodated on the regional network. Improvements to the regional transportation network such as Harborview Road (Melbourne Street to Interstate 75) and the Piper Road extension (Henry Street to US 17) could have a significant impact on the number of regional trips traversing the city.

Table 7.14 - Cost Feasible Plan Selected Road Projects lists all the projects within the Cost Feasible portion of the 2045 Transportation Plan of the Charlotte County Punta Gorda MPO that are within, adjacent to or could affect regional travel demand within the city of Punta Gorda.

Table 7.14 - Cost Feasible Plan Selected Road Projects

Facility	From	To	Proposed Improvement	Projected Timeframe	LRTP Cost (millions)
Burnt Store Road	North of Zemel Road	Scham Road	Widening 2L to 4L	2026-2045	Fully Funded
Airport Road	US 41	Piper Road	Widening 2L to 4L	2026-2045	$29.31
Burnt Store Road	N Jones Loop Road	Florida Street	New 4L	2026-2045	$14.52
Harborview Road	Melbourne Street	I-75	Widening 2L to 4L	2026-2045	$33.41
I-75	N Jones Loop Road	US 17	Widening 4L to 6L	2026-2045	$63.43
N Jones Loop Road	Burnt Store Road	Piper Road	Widening 4L to 6L	2026-2045	$57.34
Taylor Road	Airport Rd	US 41	Widening 2L to 4L	2026-2045	$22.98
US 17	Copley Avenue	CR74	Widening 4L to 6L	2026-2045	$10.80
US 41	Notre Dame Boulevard	Burnt Store Road	Widening 4L to 6L	2026-2045	$83.67

Burnt Store Road	Scham Road	US 41	Widening 4L to 6L	2026-2045	$29.20
Marion Avenue	US 41	Marlympia Way	Road Diet – Resurface and Strip		$8.61
Total					$353.27
Source: 2045 Transportation Plan Charlotte County-Punta Gorda MPO					

Alternative Level of Service Methodologies

In order to prepare for the possibility that transportation funding may not keep pace with projects identified to achieve the minimum Level of Service, the City will study alternative transportation LOS strategies including but not limited to Transportation Concurrency Exemption Area, Transportation Concurrency Management Area, and Multi-Modal Transportation District.

Transportation Concurrency Exception Area

A "Transportation Concurrency Exemption Area" (TCEA) is an urban area delineated by a local government where infill and redevelopment are encouraged, and where exceptions to the transportation concurrency requirement are made, providing that an alternative mode of transportation, land use mixes, urban design, connectivity, and funding are addressed. The primary purpose of a TCEA is to allow development to occur in urbanized areas where infrastructure already exists, thereby reducing urban sprawl. The TCEA concurrency exceptions apply to all land uses, development, and types of facilities within the TCEA."

This strategy may be appropriate at some point in the future for the City of Punta Gorda as the transportation model predicts the bridges over Charlotte Harbor into the city will fall below the minimum LOS D by the 2045 planning horizon. At this time, the City will begin documenting supporting elements, such as alternative modes of transportation, land use mixes, urban design, and connectivity to support the adoption of a TCEA should the need arise within the 2045 planning horizon.

Transportation Concurrency Management Area

Another potential tool for managing travel demand is the establishment of a Transportation Concurrency Management Area (TCMA). A TCMA is recommended in compact geographic areas where multiple, viable alternative travel paths and/or modes are available for common trips. Typically, these are appropriate for areas where an existing grid of roadways is provided (i.e., the downtown area) and where some roads exceed their adopted LOS standard while adjacent parallel roadways operate within their adopted LOS standard. For these areas, an area-wide LOS can be adopted which averages operating conditions to demonstrate that there is available capacity to support continued infill and redevelopment in line with the existing land use plan and entitlements within the Community Redevelopment Area.

Multi-Modal Transportation

A Multi-Modal Transportation District (MMTD) is another alternative tool for meeting travel demand while accommodating appropriate infill and redevelopment. MMTDs are appropriate where the local government assigns secondary priority to motor vehicle mobility and primary priority to assuring a safe, comfortable, and attractive pedestrian and bicycling environment with convenient interconnection to transit. These districts must incorporate community design

features in order to reduce the number of vehicle miles traveled and support a multi-modal system. MMTDs need an effective transit system with supporting design elements that encourage transit usage. The lack of active fixed-route transit in Charlotte County at this time makes the establishment of an MMTD inappropriate. However, the implementation of fixed-route service with local circulators and county-wide express bus service with regional connections to Lee and Sarasota Counties would provide a solid foundation for the establishment of an MMTD.

Future Land Use Options

The City's land use plan options include making changes to the comprehensive plan to allow for land uses, which inherently reduce automobile trips, such as mixed-use of residential, retail, and office uses. The changes to the comprehensive plan should be combined with the land development regulations that are supportive of mixed-use developments and include urban design standards which improve livability of the area and improve the transportation system connectivity.

Implementation Strategies

The County's US 41 Concurrency Study detailed analysis identifies the available capacity along the US 41 study area. It is anticipated that the future operating conditions along this corridor will drop below the current adopted LOS standard of D. The City will prepare for the eventual increases in congestion along US 41 corridor by continuing to:

- Monitor level of service conditions within the downtown area to determine when TCMS, TCEA, or MMTD needs to be established;
- work with and support the County as they clarify acceptable conditions for US 41 in the Comprehensive Plan;
- support the County's implementation of intersection improvements; and
- Initiate strategies to support TCMS, TCEA, or MMTD, including support of walking and bicycle transportation modes, continued mixing of land uses, implementation of urban design standards, and focus transportation system connectivity.

IV. GOALS, POLICIES, and OBJECTIVES

Goal 7.1: The City of Punta Gorda will closely coordinate Transportation, Future Land Use Plans, and Land Development in order to support a safe, convenient, and energy-efficient multi-modal transportation system.

Objective 7.1.1: Punta Gorda will include sidewalk and bicycle facility needs and priorities in the transportation planning and capital programming process. Efforts to create a contiguous sidewalk and bicycle facility network will be a priority in order to address future development and redevelopment needs.

Policy 7.1.1.1: As a part of its ongoing capital improvement program, the City will incrementally design and construct a low-stress minimum grid network of trails and bicycle facilities and include sidewalk and bicycle facility needs in the development of capital improvement priorities for safety and congestion management.

Measurement: Number of new miles of multi-use trails, sidewalks, and bicycle facilities constructed annually and the presence of sidewalk and bicycle facility projects in capital improvements program.

Policy 7.1.1.2: Punta Gorda will continue to study the feasibility of a long-term network of trails and bicycle facilities as conceived of and mapped in the 2019 Citywide Master Plan.

Measurement: Presence of a vision bicycle network in City's long-range planning efforts.

Policy 7.1.1.3: Punta Gorda will include sidewalks and bicycle facilities which serve schools and parks as a funding priority over other facilities and will include sidewalks and bicycle facilities on collector and arterial streets serving commercial facilities as the next highest priority for provision of these facilities.

Measurement: Reflection of these priorities in the scheduling of sidewalk and bikeway projects in Punta Gorda.

Policy 7.1.1.4: Punta Gorda will include sidewalks and bicycle facilities in all roadway widening projects associated with urban area collector and arterial roadways as well as in the construction of any new roadways.

Measurement: Record of evaluation and/or inclusion of sidewalks and bicycle facilities in such widening projects.

Policy 7.1.1.5: Whenever roadway maintenance projects are undertaken, including resurfacing, Punta Gorda will consider the inclusion/acceleration of sidewalk and bicycle facility projects where cost-effective.

Measurement: Record of evaluation and/or inclusion of sidewalks and bicycle facilities in roadway maintenance projects.

Policy 7.1.1.6: The City will modify the future land use designations to include and support a mixture of land uses that provide for compact and contiguous growth patterns that will reduce automobile trips and promote bicycling and walking as modes of transportation.

Measurement: Development of a mixed-use future land use categories.

Policy 7.1.1.7: Punta Gorda will ensure bicycle parking requirements in its Land Development Code that

establish standard short and long-term parking ratios for all new non-residential and multi-family residential projects or a percentage of any required parking minimums to be met with bicycle facilities, and incentivize the addition of covered bicycle parking and employer-based shower and locker facilities.

Measurement: Existence of above parking requirements in the Land Development Code.

Policy 7.1.1.8: As identified in the 2019 Citywide Master Plan, the City will incrementally study, design, and construct intersection improvements, including:

- Roundabout on Aqui Esta Dr and Bal Harbor Blvd;
- New signalized intersection at Retta Esplanade and US 41 Northbound;
- New high visibility crosswalks, traffic signal, and/or pedestrian-activated signal at Retta Esplanade and US 41 Southbound;
- New high-visibility crosswalks, pedestrian crossing signals, and median/refuge islands on US 41 at Aqui Esta Dr, Monaco Dr, and Madrid Blvd; and
- New public space and offset intersection at Taylor Rd and US 41.

Measure: Construction of the above intersection improvements.

Objective 7.1.2: Punta Gorda shall adhere to design standards when designing or approving street improvements, sidewalks, and bicycle facilities to encourage use and improve accessibility and safety.

Policy 7.1.2.1: To enhance accessibility, Punta Gorda will incorporate curb ramps, pedestrian demand signals, audio and tactile pedestrian signal systems, and other devices as required or recommend ensuring full compliance with the Americans with Disabilities Act (ADA) standards.

Measurement: Incorporation of such standards in the design of sidewalk and other pedestrian improvements.

Policy 7.1.2.2: The City will implement any remaining ADA capital improvement projects identified in the City of Punta Gorda ADA Transition Plan (November 2018).

Measurement: Construction of all remaining CIP identified in the 2018 ADA Transition Plan.

Policy 7.1.2.3: In accordance with the Complete Streets Resolution of 2013, the City will revise and maintain the street standards contained in Chapter 20: Streets & Sidewalks and Chapter 20a: Subdivisions of the Code of Ordinances.

Measurement: Street Standards in the Code of Ordinances that implement the 2013 Complete Streets Resolution.

Policy 7.1.2.4: Punta Gorda will work with the Florida Department of Transportation's District 1 Office to adopt the City's Recommended Context Classification Map, Map #61, which will help ensure new, more context-sensitive design standards for state roads that run through Punta Gorda (US 41 and US 17).

Measurement: FDOT adoption of City's updated Context Classification Map.

Policy 7.1.2.5: The City will continue to implement traffic calming design tools as needed and in addition to street narrowing projects and one-way to two-way conversions, in areas with higher speed traffic and pedestrian activity. Design tools include:

- ❖ Reducing turning radii so as to reduce road crossing distances for pedestrians and to slow motor vehicle traffic for turns (10 to 20 mph);
- ❖ Adding in pedestrian refuges, raised medians, pinch points, bulb outs, midblock crossings, speed humps / bumps, speed tables, elevated crosswalks, elevated intersections, and mini roundabouts;
- ❖ Constructing shared streets; and
- ❖ Re-paving streets with rougher and slower pavers. (Action 1.6) – There is an existing City ordinance with a list of street segments for conversion to brick streets. So this could be a "continue to implement" policy

Measurement: Use of such tools in street improvement projects.

Objective 7.1.3: Parking facilities that promote intermodal access and increase modal choice will be a priority in Punta Gorda.

Policy 7.1.3.1: Alternative parking solutions such as valet parking, shared access parking, parking exemption zones, on-street parking, and other public parking investments will be made.

Measurement: Implementation of these parking strategies.

Policy 7.1.3.2: The City will use existing planning documents as guidance for the production of public parking to accommodate redevelopment and infill objectives within the CRA and other areas of the city.

Measurement: Number of capital projects which provide parking.

Policy 7.1.3.3: All parking facilities shall be required to serve the pedestrian by providing clear connections to adjacent destinations.

Measurement: Development of design requirements for parking facilities that encourage efficient pedestrian movement and access.

Policy 7.1.3.4: Alternative parking options including parallel parking, surface parking, shared on-site and off-site parking, park once strategies, valet parking, and other innovative techniques will be encouraged through the provisions of the Land Development Regulations for all new development and redevelopment.

Measurement: Existence of a variety of parking options within the Land Development Regulations.

Policy 7.1.3.5: Punta Gorda will require all parking facilities associated with new development and redevelopment adhere to the aesthetic and design standards outlined in the City's Land Development Regulations.

Measurement: Application of Land Development Regulations requiring aesthetic and design standards through the Development Review process.

Objective 7.1.4: The City will continue to implement its street tree program through planting and maintenance of street trees and maintaining requirements for street tree installation in association with private development.

Policy 7.1.4.1: Punta Gorda will seek out and apply for state and federal funding, including grants for the beautification of public streets.

Measurement: Beautification funding received by the City.

Policy 7.1.4.2: Punta Gorda will require the provision of street trees as part of all new development and redevelopment through the Development Review Committee process.

Measurement: Application of Land Development Regulations requiring street trees through the Development Review process.

Policy 7.1.4.3: Punta Gorda will establish a Street Tree Program that allows individual citizens, business owners, and community groups to contribute to Punta Gorda's urban canopy by purchasing new trees and their initial mulch, while the City commits to maintaining and watering the trees.

Measurement: Number of inquiries into the Street Tree Program and the number of new street trees planted as a result of the program.

Policy 7.1.4.4: To better maintain existing and plant new street trees, Punta Gorda will manage a comprehensive inventory and map of trees and utilities in the public right-of-way on a street-by-street and block-by-block basis.

Measurement: Existence of a comprehensive citywide inventory of trees and utilities in the public right-of-way.

Policy 7.1.4.5: The City will require the use of drought-tolerant species and/or native species for use in street landscaping.

Measurement: Number of native and drought-tolerant species in the City's right-of-way landscaping.

Objective 7.1.5: Punta Gorda will acquire or otherwise protect existing and future rights-of-way from building encroachment.

Policy 7.1.5.1: The City will include advanced right-of-way acquisition as a priority in capital budgeting.

Measurement: Right-of-way acquisition included in the capital improvements program.

Policy 7.1.5.2: The City will continue to allow roadway impact fee credits in exchange for rights-of-way needed for future transportation improvements.

Measurement: Record of DRC (Development Review Committee) application review where such exchange was considered.

Policy 7.1.5.3: Punta Gorda will maintain appropriate building setbacks through Land Development Regulations for all new development and redevelopment.

Measurement: Record of application of setbacks for all new development and redevelopment.

Policy 7.1.5.4: The City will continue implementing best practices in access management standards for arterial, collector, and local streets to maintain an appropriate balance for site access and safe and efficient multi-modal transportation function through the planning and development review processes.

Measurement: Review and consideration of updating current access management standards.

Objective 7.1.6: Punta Gorda, when considering annexations, will ensure any such annexations support a safe, convenient, and energy-efficient multi-modal transportation system.

Policy 7.1.6.1: Punta Gorda will require right-of-way dedication as part of annexations that will require additional public roadways to facilitate any new development.

Measurement: Record of right-of-way dedications included as part of the annexation and land development processes.

Policy 7.1.6.2: Punta Gorda will require the upgrading of existing roadways to meet minimum design and aesthetic standards including sidewalks and bicycle facilities as part of any annexation that includes proposed increases in development densities and intensities over pre-annexation development rights.

Measurement: Record of right-of-way dedications and or capital improvements included as part of the annexation and land development processes.

Policy 7.1.6.3: Punta Gorda will consider transportation system safety and efficiency when considering any proposed annexation.

Measurement: Record of analysis of transportation safety and efficiency in the annexation process.

Objective 7.1.7: In accordance with recommendations from the 2019 Citywide Master Plan, Punta Gorda will implement pedestrian safety and connectivity improvements for key streets and intersections Downtown that will ensure a more vibrant and walkable commercial core.

Policy 7.1.7.1: The City will design and construct intersection improvements at Retta Esplanade and US 41 to improve pedestrian and bicycle safety while crossing.

Measurement: Construction of intersection improvements at Retta Esplanade and US 41 and the number of crashes at this intersection annually.

Policy 7.1.7.2: Punta Gorda will work with the Florida Department of Transportation's District 1 Office to enhance safety by reducing the speed limit and the number of lanes on US 41 as it passed through the Downtown.

Measurement: Number of speeding tickets and crashes on US 41 in Downtown Punta Gorda annually.

Policy 7.1.7.3: To help slow down traffic and reduce confusion for new residents and visitors, the City will continue to study the feasibility of reducing speed limits on Marion Ave and Olympia Ave and restoring those streets to two-way traffic from W Henry St to US 17, as consistent with the Charlotte County-Punta Gorda Long-Range Transportation Plan.

Measurement: Existence of a completed traffic feasibility study for Marion and Olympia Ave one-way to two-way conversion.

Goal 7.2: The long-term end toward which the City's transportation programs and activities are directed is the provision of a safe, convenient, and energy-efficient multi-modal transportation system.

Objective 7.2.1: Punta Gorda will design each component of the transportation network in coordination with other components to achieve convenience, efficiency, cost-effectiveness, and safety.

Policy 7.2.1.1: Through coordination with the future land use map, planning will ensure that existing and proposed population densities, housing and

employment patterns, and land uses are consistent with a full range of transportation modes and services.

Measurement: Future land use reflects modal choice.

Policy 7.2.1.2: Opportunities to provide facilities that provide more than one mode shall take funding priority over those that do not.

Measurement: Record that Punta Gorda has supported this prioritization of projects through the Metropolitan Planning Organization (MPO) process.

Policy 7.2.1.3: Punta Gorda will incorporate sidewalks and bicycle facilities into road capacity improvement and maintenance projects for urban and transition area collector and arterial streets.

Measurement: Record of sidewalks incorporated into the design of such facilities.

Policy 7.2.1.4: Punta Gorda will evaluate facilities that serve unique transportation functions (such as the airport, rail, or transit terminals) for additional transportation functions and as intermodal terminals. Road and transit improvements will be coordinated with the future needs of intermodal terminals.

Measurement: Record of planning and construction of intermodal facilities.

Policy 7.2.1.5: Utilize the Florida Department of Transportation approved transportation model to coordinate road and transit improvements with existing and proposed population densities, housing, employment patterns, and land uses.

Measurement: Coordination with the MPO in transportation modeling.

Policy 7.2.1.6: The City will develop strategies that support the potential implementation of alternative street level of service (LOS) strategies.

Measurement: Strategies developed which promote alternative modes of transportation, land use mixes, urban design, and transportation system connectivity.

Objective 7.2.2: Punta Gorda will provide opportunities for modal choice in new public rights-of-way.

Policy 7.2.2.1: Punta Gorda will evaluate new transportation facilities based on the provision of modal choice and not based solely on the ability to relieve automobile congestion.

Measurement: Record of project evaluation according to modal choice opportunity, through the MPO process.

Policy 7.2.2.2: Right-of-way provisions existing in Punta Gorda's Land Development Regulations will be enforced to enhance the City's effort in maximizing modal choice opportunities.

Measurement: Evidence of facilitating additional transportation modes in the right-of-way provision on the Land Development Regulations.

Policy 7.2.2.3: The Alternative Transportation Plan will be updated to provide guidelines for the implementation of Complete Streets.

Measurement: Evidence of regular updates to the Alternative Transportation Plan.

Objective 7.2.3: Punta Gorda will support plans of the Charlotte County Airport Authority and the MPO to expand aviation and surface access facilities concurrently with

service demand, by participating in the MPO's Technical Advisory Committee (TAC).

Policy 7.2.3.1: Playing an important role in the present and future economy of the city, Punta Gorda will assist and support efforts to expand aviation facilities, surface access, and land use compatibility on Development Authority Land.

Measurement: Record of participation by City representatives on MPO Board and MPO-TAC on issues concerning aviation and intermodal facilities at the Charlotte County Airport.

Objective 7.2.4: Punta Gorda will promote safety at railroad crossings and explore alternative treatments and aesthetics consistent with the city's vision.

Policy 7.2.4.1: Railroad crossing improvements (signage, warnings, and pavement) will be included in City capital improvement priorities.

Measurement: Inclusion of railroad crossing improvement projects in projects evaluated for capital improvements programming.

Objective 7.2.5: Punta Gorda will incorporate opportunities to improve rail freight and passenger service into City planning programs.

Policy 7.2.5.1: Punta Gorda will continue to cooperate with existing or future passenger rail providers toward providing access to passenger rail service.

Measurement: Planning and development of an intermodal facility within the MPO area that provides access to passenger rail service.

Policy 7.2.5.2: Punta Gorda will participate in MPO and Florida Department of Transportation (FDOT) studies evaluating improvements to freight rail service in Punta Gorda and Charlotte County. These improvements may include a regional facility to transfer goods between rail and truck and provision of industrial-zoned land with access to rail.

Measurement: Record of participation of Punta Gorda representatives on MPO Board and MPO-Technical Advisory Committee (TAC).

Objective 7.2.6: Punta Gorda will enhance the movement of freight by identifying important freight routes to develop funding priorities in the transportation planning and capital improvement programming process.

Policy 7.2.6.1: Punta Gorda will evaluate intermodal connections, including surface transportation access to aviation, rail, and seaport facilities.

Measurement: Record of planning and construction of intermodal facilities.

Policy 7.2.6.2: Punta Gorda will identify where residential use and freight traffic conflicts persist, to mitigate these conflicts through the prohibition of truck traffic, designation of alternative truck routes, or other means.

Measurement: Written evaluation of freight truck routes where these conflict with residential traffic and data, such as existing restrictions on trucks and crash data.

Policy 7.2.6.3: Punta Gorda will consider critical and designated truck routes when developing priorities for pavement and bridge maintenance. Load-limited bridges on critical and designated truck routes will be reviewed as an aspect of bridge maintenance priorities.

Measurement: Record of evaluation of these factors in establishing bridge and pavement maintenance priorities.

Objective 7.2.7: Punta Gorda will cooperate, subject to compliance with land development regulations, with private agencies that may provide port services in Punta Gorda by incorporating the comments of such agencies in waterfront development planning pursuant to the *Conservation* and *Coastal Management Elements* and other related policies.

Policy 7.2.7.1: The City of Punta Gorda will remain open to the development of privately owned and operated water-dependent transportation services compliant with local land use and community visioning.

Measurement: Annual determination of whether any such developments or changes in use have occurred and whether such was reported to the MPO.

Objective 7.2.8: Punta Gorda when considering annexations will ensure any such annexations support waterfront development planning regarding safe, convenient, and energy-efficient multi-modal transportation system pursuant to the *Conservation* and *Coastal Management Elements* and other related policies.

Policy 7.2.8.1: Punta Gorda will review for water development planning opportunities which require right-of-way dedication as part of annexations that will require additional public roadways that facilitate any new development and increase transportation system safety and efficiency.

Measurement: Record of water development planning opportunities that require right-of-way dedications included as part of the annexation and land development processes.

Policy 7.2.8.2: Punta Gorda will require the upgrading of existing roadways and/or right-of-way dedication to meet minimum standards for modal choice, including waterfront development planning opportunities as part of any annexation that includes proposed increases in development densities and intensities over pre-annexation development rights.

Measurement: Record of right-of-way dedications and or capital improvements included as part of the annexation and land development processes.

Policy 7.2.8.3: Punta Gorda will consider transportation system safety and efficiency when considering waterfront development planning opportunities within proposed annexation areas.

Measurement: Record of waterfront development planning opportunities contained in the analysis of transportation safety and efficiency of the proposed annexation.

Goal 7.3: The City of Punta Gorda will integrate and coordinate its transportation plans and activities into the planning processes of the State of Florida, the Southwest Florida Regional Planning Council (RPC), the Metropolitan Planning Organization, and Charlotte County.

Objective 7.3.1: Punta Gorda will coordinate transportation planning with the Future Land Use Map, the Comprehensive Plan, the Florida Transportation Plan, the Southwest Florida Regional Policy Plan, and the Charlotte County-Punta Gorda MPO Long Range Transportation Plan.

Policy 7.3.1.1: The City will participate as a member of the Metropolitan Planning Organization (MPO) and

Regional Planning Council (RPC) planning process for system-wide facility needs.

Measurement: Record of participation by City representatives on MPO Board and RPC.

Policy 7.3.1.2: The MPO Board shall consist of three County Commissioners, one City Council member, and one Airport Authority Commissioner, or as provided by an adopted revised MPO Apportionment Plan.

Measurement: Composition of MPO Board in accordance with policy.

Policy 7.3.1.3: Punta Gorda will provide staff time input to the MPO through the Technical Advisory Committee (TAC)

Measurement: Attendance at MPO meetings by Punta Gorda staff.

Policy 7.3.1.4: Punta Gorda will provide technical advice to the MPO Bicycle and Pedestrian Advisory Committee (BPAC), the Citizens Advisory Committee (CAC), and the MPO Board.

Measurement: Attendance at BPAC, CAC, and MPO Board meetings by Punta Gorda staff.

Objective 7.3.2: Punta Gorda will work with the MPO and utilize its processes to guide long range transportation decisions by incorporating the currently adopted MPO's Long-Range Transportation Plan (LRTP) components that relate to the City of Punta Gorda into its Comprehensive Plan promoting the multimodal vision and goals of the City.

Policy 7.3.2.1: Punta Gorda will consider the Federal, State and MPO planning guidance in local transportation planning.

Measurement: Record of evaluation of alternative transportation projects through the MPO process.

Policy 7.3.2.2: Punta Gorda will coordinate with Charlotte County through the MPO, joint meetings, Interlocal agreements, and through coordination of comprehensive plan amendments, to ensure efficient planning that is consistent with the city's vision.

Measurement: The MPO and Punta Gorda will coordinate to enact consistent planning measures to achieve compact development facilitating multimodal transportation.

Objective 7.3.3: Punta Gorda will analyze the Transportation Management System's results during the development of Transportation Plan updates, including their financial components, for inclusion in the plans and the local, state, and federal capital plans.

Policy 7.3.3.1: Punta Gorda will provide data to the MPO concerning the Transportation Management System components: highway pavement condition, bridge condition, crash reports, traffic counts and congestion, transit facilities/equipment, and intermodal facilities.

Measurement: Reports to MPO by Punta Gorda staff or other entities containing data in the aforementioned subject areas.

Policy 7.3.3.2: Punta Gorda will include findings from the highway pavement, bridge, safety, congestion, public transportation, and intermodal management systems analysis in capital improvement priorities.

Measurement: Record of evaluation of the aforementioned factors in the annual capital improvements program process.

Policy 7.3.3.3: Punta Gorda will use life-cycle costs in the design and engineering of highway pavement and bridges, when such information is available.

Measurement: Record of evaluation of such data in choosing which design alternatives to support through the MPO process.

Policy 7.3.3.4: Punta Gorda will continue to coordinate with the MPO concerning the analysis of and need for Congestion Management Strategies.

Measurement: Utilization of the aforementioned measures to analyze mobility in Punta Gorda and a record of this analysis.

Policy 7.3.3.5: Punta Gorda will implement congestion management strategies to address transportation demand management (TDM), including commuter assistance, the county-wide traffic signal system, intersection improvements, possible para-transit improvements, sidewalks, bicycle facilities, access management, and growth management strategies.

Measurement: Implementation of TDM activities as measured by traffic signal timing, amendments to land development regulations, construction of sidewalks/bikeways, etc.

Objective 7.3.4: Punta Gorda will provide adequate road capacity levels of service to accommodate present and anticipated future vehicular travel demand, based on adopted Level of Service (LOS) and ensure the impacts of development approvals occur concurrently with adequate roads and that maximum safety, efficiency, and cost-effectiveness are achieved.

Policy 7.3.4.1: The minimum acceptable level of service for all City classified roads is LOS "D."

Measurement: Annual reporting of traffic counts and LOS measurement.

Policy 7.3.4.2: Punta Gorda will maintain service levels for the Strategic Intermodal System (SIS) at service levels adopted by the State of Florida, should the corporate boundaries of Punta Gorda be expanded to include any SIS facilities.

Measurement: Annual reporting of traffic counts and LOS measurement.

Policy 7.3.4.3: Punta Gorda will consider roadways that operate below adopted levels of service in capital improvement priorities.

Measurement: *Record of consideration of such roadways in the capital improvements program process.*

Policy 7.3.4.4: Punta Gorda will ensure the impacts of development approvals occur concurrently with development approvals.

Measurement: Record of development review approvals.

Policy 7.3.4.5: The City will monitor level of service conditions to determine when implementation of alternative street level of service (LOS) strategies needs to be established.

Measurement: Annual reporting of the level of service condition as recorded by the County.

Objective 7.3.5: If roadways drop below adopted LOS, Punta Gorda will consult with the Florida Department of Transportation through the MPO to evaluate alternative forms of measuring level of service, so long as the method conforms to approved methods by FDOT, FHWA, or the Transportation Research Board.

Policy7.3.5.1: The City will utilize protocols from the 2010 Highway Capacity Manual, as updated and as appropriate.

Measurement: Methodology for LOS measurement.

Policy 7.3.5.2: When roadway LOS drops below adopted levels, Punta Gorda will consult with the Florida Department of Transportation through the MPO to establish alternative measures for levels of service may be utilized to confirm the level of service, so long as the alternative measures are recognized by FDOT, FHWA, or the Transportation Research Board and accepted by the County and City. Alternative methods may include speed and delay studies.

Measurement: Written evaluation of LOS alternative measurements when and where LOS failure is experienced.

Objective 7.3.6: Punta Gorda will select projects to be funded under the capital improvements program based on criteria that ensure that priority needs are met.

Policy 7.3.6.1: The City will maintain within its 5-year Capital Improvement Program transportation projects which have been identified as priority needs:

Measurement: Record of transportation priority projects in the Capital Improvements Program.

Objective 7.3.7: Punta Gorda will manage access for urban collectors and all arterials to preserve the capacity of these facilities.

Policy 7.3.7.1: When necessary and where they exist, Punta Gorda will acquire additional land for its urban collectors and all arterial roadways through acquisition of platted lots for future rights-of-way.

Measurement: Number of lots acquired for ROW.

Policy 7.3.7.2: Where appropriate, urban collector and arterial roadway facilities will be designed with medians.

Measurement: Inclusion of medians in design plans for such facilities. Facilities with an approved Corridor Access Management Plan will adhere to requirements within the management plan.

Policy 7.3.7.3: Promote pedestrian and bicycle safety through the use of access management strategies.

Measurement: Demonstrated use of access management standards that promote pedestrian and bicycle safety for roadway projects.

Objective 7.3.8: Capacity improvements will be designed to serve neighborhoods, not degrade them.

Policy 7.3.8.1: Roadway widening projects, on local streets and residential collector roads, will be avoided, unless alternative solutions are determined to be worse overall because of their relative impact on other policies, such as natural resource protection.

Measurement: Extent of residential development on roadways that are widened.

Policy 7.3.8.2: The City will limit functionally classified roads other than Strategic Intermodal System (SIS) roadways to a maximum of four (4) through lanes.

Measurement: Number of lanes on roads.

Policy 7.3.8.3: The City will control access onto state roads in accordance with standards in land development regulations and will coordinate

appropriately with the Florida Department of Transportation, through the MPO.

Measurement: DRC (Development Review Committee) application reviews involving proposed projects with access on state roads.

Objective 7.3.9: Punta Gorda will work through the MPO to provide adequate access into the city from I-75 and support its regional integrity.

Policy 7.3.9.1: Punta Gorda will participate as a member of the MPO in the development of I-75 to address the balance between access and movement.

Measurement: Record of participation by City representatives on the MPO Board and the MPO-TAC.

Policy 7.3.9.2: Punta Gorda will participate with regional, state, and federal efforts to address projected I-75 level of service problems, including efforts to increase Florida's share of Federal revenue.

Measurement: Record of participation by City representatives on the MPO Board and the MPO-TAC.

Objective 7.3.10: The City will provide improvements to hurricane evacuation corridors in the city.

Policy 7.3.10.1: US 17 will be maintained as an important evacuation route for city residents.

Measurement: Improvements to US 17 in the MPO work program and the City's capital improvements program that enhance the hurricane evacuation function.

Policy 7.3.10.2: Other routes, not designated as hurricane evacuation routes in the *Transportation Element*, may be considered for improvement for hurricane evacuation purposes.

Measurement: Improvements to other designated routes in the MPO work program and the City's capital improvements program that enhance the hurricane evacuation function.

Policy 7.3.10.3: Consideration of hurricane evacuation corridor improvements on the following criteria:

- The roadway heads inland and not along the coast
- The roadway rises quickly out of areas affected by storm surge
- Water crossings are minimized
- The roadway follows ridge-lines
- The roadway provides a direct route to high ground and shelter
- The roadway is not affected by rainfall flooding
- Constrained roadways are improved

Measurement: Record of consideration of aforementioned criteria in the evaluation of hurricane evacuation corridor improvements.

Objective 7.3.11: Punta Gorda will limit transportation impacts within sensitive habitats, wetlands, listed species habitat, and undisturbed uplands.

Policy 7.3.11.1: New transportation facilities will be sited to avoid sensitive habitats to the maximum extent feasible.

Measurement: Record of consideration of alternatives that minimize environmental effects of proposed transportation projects.

Policy 7.3.11.2: Alternatives that avoid sensitive habitats will be selected when possible, and mitigation

of impacts will be pursued when avoidance is not feasible.

Measurement: Record of consideration of alternatives that minimize effects on sensitive habitats and/or the inclusion of mitigation plans of proposed transportation projects.

Policy 7.3.11.3: Projects that have environmental benefits (examples include air quality improvements, wildlife under crossings, and water quality improvements) will be given preference through the project selection criteria.

Measurement: Record of positive impacts and environmental impacts for alternatives of all proposed transportation projects.

Objective 7.3.12: Through the MPO, Punta Gorda will support the preservation of the Seminole Gulf rail corridor as a transportation corridor.

Policy 7.3.12.1: The Seminole Gulf rail corridor, as shown on Map 53 and is hereby designated as a strategic regional transportation corridor. This designation is recommended by the cities and counties along the rail corridor to recognize the regional nature of this asset and jointly commit to efforts to protect it in its entirety. This designation includes the rail corridor as a "transportation corridor" pursuant to F.S. 337.273.

Measurement: City support of the rail corridor and transportation corridor designations.

Policy 7.3.12.2: Encourage Florida DOT to purchase the real estate interests in the entire rail corridor from Arcadia to north Naples from its current owner, CSX Transportation Inc., to enhance future federal and state funding opportunities.

Measurement: City support of the purchase of the rail corridor.

Policy 7.3.12.3: Support efforts of the cities and counties along the corridor to enhance freight capability for the entire rail corridor and to add capability for other multi-modal options in the corridor.

Measurement: City support of freight and multi-modal options along the entire rail corridor.

Policy 7.3.12.4: *Transportation Element* objectives 7.1.1, 7.1.2, and 7.1.3 demonstrates the City of Punta Gorda's commitment to multi-modal options, including sidewalks and bicycle facilities throughout the city.

Measurement: Retention of policies that encourage multi-modal options.

Policy 7.3.12.5: The City of Punta Gorda will formally oppose any attempts to abandon the rail corridor before the US Surface Transportation Board and will support the use of federal rails-to-trails authority to railbank the corridor, if abandonment ever succeeds, in order to preserve the corridor for possible future rail service.

Measurement: City opposition to any attempt to abandon the rail corridor.

Objective 7.3.13: Through the MPO, Punta Gorda will continue providing a coordinated and comprehensive approach to planning, developing, and meeting transportation service needs of transportation disadvantaged persons.

Policy 7.3.13.1: The City supports and will continue to help fund through County tax dollars the Transportation Disadvantaged Program.

Measurement: County tax dollars from city residents going toward the Transportation Disadvantaged Program.

Objective 7.3.14: Punta Gorda will implement actions consistent with the recommendations of the Charlotte County Transit Development Plan (TDP) as adopted by the MPO to provide alternative transportation modes.

Policy 7.3.14.1: Punta Gorda will maintain consistency with the TDP.

Measurement: Projects built fulfilling the planned transit goals of the City.

Policy 7.3.14.2: The City of Punta Gorda will remain open to providing the public framework to facilitate a privately owned and operated water taxi or expanded water ferry services.

Measurement: Negotiations and/or execution of agreements for public/private cooperation on transportation projects.

Policy 7.3.14.3: Punta Gorda will explore ways to achieve its transit goals, including but not limited to public-private partnerships.

Measurement: Existence of a transit circulator.

Policy 7.3.14.4: Punta Gorda will support the existing transit system by requiring appropriate facilities as needed for new development.

Measurement: Requirements for transit system accommodation in new development projects.

Objective 7.3.15: Punta Gorda will develop its capital improvements plan in coordination with the Long-Range Transportation Plan Cost Feasible Plan.

Policy 7.3.15.1: Punta Gorda will utilize the needs assessment to guide development of the capital improvements program when the cost-feasible projects are implemented.

Measurement: Prioritization of Capital Improvement Program based on the needs assessment.

Policy 7.3.15.2: Punta Gorda will utilize the needs assessment to guide right-of-way protection and acquisition.

Measurement: Right-of-way acquisition and right-of-way protection based on needs assessment.

Objective 7.3.16: Punta Gorda will continue to pursue multi-jurisdictional funding sources for shared facilities and will continue to seek funding for transportation facilities from a diversity of federal, state, and local sources.

Policy 7.3.16.1: Punta Gorda will support interlocal agreements between the City and the County for shared maintenance responsibilities on selected roadways.

Measurement: Funds spent by Punta Gorda for maintenance on roadways where there is a shared maintenance responsibility.

Policy 7.3.16.2: Punta Gorda will work cooperatively with MPO and County to secure available and appropriate State and Federal grants.

Measurement: Grant applications, resolutions, staff assistance, and presentations at hearings.

Objective 7.3.17: Punta Gorda, when considering annexations, will integrate and coordinate its transportation plans and activities into the planning processes of the State of Florida, the Southwest Florida Regional Planning Council, the Metropolitan Planning Organization, and Charlotte County to ensure that such annexations support a safe, convenient, and energy-efficient multi-modal transportation system.

Policy 7.1.17.1: Punta Gorda will coordinate with the appropriate agencies when dedicating right-of-way as part of annexations that require additional public roadways to facilitate new development and enhance the function of the regional transportation network.

Measurement: Record of coordination with appropriate agencies of right-of-way dedications included as part of the annexation and land development processes.

Policy 7.1.17.2: Punta Gorda will coordinate with the appropriate agencies when upgrading existing roadways and/or right-of-way dedication to meet minimum standards for modal choice as part of any annexation that affects the regional transportation network.

Measurement: Record of coordination of appropriate agencies of right-of-way dedications and or capital improvements included as part of the annexation and land development processes.

Policy 7.1.17.3: Punta Gorda will coordinate with the appropriate agencies in consideration of transportation system safety and efficiency issues included in proposed annexations affecting the regional transportation network.

Measurement: Record of coordination with appropriate agencies regarding the analysis of transportation safety and efficiency in the regional network.

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8

PUBLIC SCHOOL FACILITIES

Public School Facilities Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

Public schools are a cornerstone to the well-being and future of a community. Generally, new residential development occurring within the community is the primary contributor to student population growth and has the most significant impact on the public school system. Because of this relationship between residential development and the provision of public schools, coordination between local governments and school districts is critical to ensuring that future student growth needs are addressed and can be accommodated within the public school system.

Recognizing the importance of planning for public schools, the City provides the data, inventory, and analysis contained herein, and details the methods that are employed to support the Charlotte County School Concurrency Program and ensure that public school capacity needs are met.

Within Charlotte County, the participants in school concurrency are Charlotte County, the City of Punta Gorda, and the School District of Charlotte County. Since school concurrency was adopted in Charlotte County, the review process requires that the public school facilities necessary to maintain the adopted level of service for schools are in place prior to or concurrent with the student impact from new residential development.

The Goals, Objectives, and Policies section is adopted by ordinance. This section provides for the correction of existing school capacity deficiencies, establishes a level of service standard for schools, identifies the School District's Capital Plan, coordinates the location of planned public school facilities with the plans for supporting infrastructure, and coordinates the location of public school facilities relative to the location of other public facilities such as parks, libraries, and community centers to the extent possible.

II. INTRODUCTION

Purpose

The purpose of the data, inventory and analysis is to present and explain the information used to plan for public schools in Charlotte County. This data and related analysis will be used to plan school facilities, anticipate growth, and identify revenue requirements and sources. It provides a planning process, which will achieve and maintain an adopted level of service for schools in Charlotte County.

The data, inventory and analysis previously provided was used to establish a methodology to determine concurrency. Along with the goals, objectives, and policies, the data inventory and analysis establishes the basis for coordination between the school board and local governments for public school planning, and the review and approval of residential development to ensure that school capacity at the adopted level of service standard is available prior to or concurrent with the student impact associated with residential development.

Relationship to the City's Comprehensive Plan

The goals, objectives and policies identified in the Public School Facilities Element share a connection with several other elements of the Comprehensive Plan, including:

- The *Future Land Use Element* provides the overall growth management strategies by defining the direction and intensity

of future growth and development. This element influences the location of both future residential development and future public school facilities consistent with the future land use map.

- The *Intergovernmental Coordination Element* provides opportunities to improve collaboration and coordination with other agencies, including the School Board. This collaboration includes the future location of public schools, the infrastructure improvements necessary to accommodate schools, and the school concurrency process.
- The *Capital Improvements Element* will reflect the School Board's strategy for the delivery of public schools necessary to achieve and maintain the adopted level of service for schools. The establishment of a level of service for schools serves a primary role in growth management and will help shape the future demand for public schools. In addition, the Capital Improvements Element establishes the five-year budget plan for infrastructure improvements including necessary improvements to support public schools.
- The *Historic Element* is new to the City's Comp Plan. Policies added to this element are provided to strengthen relationships with educational establishments that provide programs that offer research, graduate services, and technical assistance. In addition, the *Historic Element* will encourage partnerships between the City and educational institutions including Charlotte County Schools, Florida SouthWestern State College, and the various units of the State University System.

III. LEGISLATION

Federal Regulations

Local governments coordinate with the School District on a variety of issues, and understand that the School Board is subject to federal regulations. Because of the Tenth Amendment, this role is limited and most education policy is decided at the state and local levels.

State Regulations

Within the State of Florida, there are separate constitutional roles for local governments and school boards. Local governments have regulatory authority over the use and development of land. School boards have the authority to finance, construct and operate public schools and are mandated to provide a uniform system of free public education. The Florida Legislature expanded regulations to increase the coordination of land-use planning with school facility planning, and made school concurrency a requirement in 2005. In 2011, parks and recreation, schools, and transportation facilities were no longer required to meet concurrency requirements by the State statutes; they were removed as public facilities and services subject to the statutory concurrency requirements on a statewide basis. However, counties and municipalities could still implement concurrency subject to provisions listed under *Florida Statutes* (F.S.) (§163.3180, F.S.)

Chapter 163

Chapter 163 of the *Florida Statutes* contains the State's Local Government Comprehensive Plan and Land Development Regulation Act. The Act provides local governments with the authority to plan for future development and growth and to adopt and amend a comprehensive plan. The updated legislation allows

for the local governments to continue school concurrency at the local level option, but imposes minimum State requirements for such local regulatory programs. Currently statute §163.3180(6)(a), *Fla. Stat*., requires local governments that apply concurrency to public education facilities shall include principles, guidelines, standards, and strategies that include adopted levels of service in their comprehensive plans and an interlocal agreement.

Chapter 1013

Chapter 1013 of the *Florida Statutes* contains the State's Educational Facilities Act. The chapter authorizes state and local officials to cooperate in establishing and maintaining educational plans that will provide for public educational facilities throughout the state.

Local Regulations

Interlocal Agreements

Intergovernmental agreements allow governments to cooperate with one another in the performance of tasks, thereby reducing a duplication of services and possibly increasing cost efficiency. In 2003, the City, County and School Board executed the "Interlocal Agreement for Public School Facility Planning" in an effort to better coordinate such things as utility locations and school facility planning. This agreement is reviewed annually and updated as necessary to include the provisions for school concurrency. Updated in May 2016, the agreement is titled Updated Interlocal Agreement (ILA) for Coordinated School Planning and School Concurrency.

IV. INVENTORY AND ANALYSIS

Charlotte County Information (Population/Trends) Population Projections

Charlotte County is located next to the Gulf of Mexico on the southwestern coast of Florida. The county is approximately 681 square miles, and contains 178 square miles of water bodies. It is bordered by Sarasota and DeSoto Counties to the north, Highlands County to the northeast, Glades County to the east, Hendry County to the southeast, and Lee County to the south. According to the 2020 U.S. Census the total population was - 186,847. Of the 186,847 persons, 14,774were students (Pre-K through 12) enrolled in school.

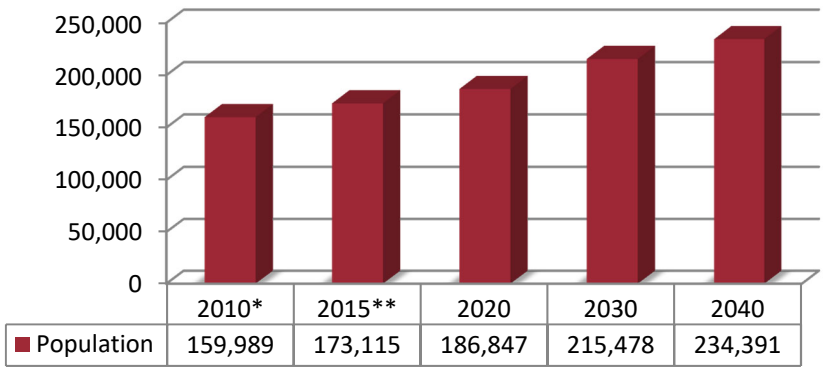
Table 8.1 – Charlotte County Population 2010-2040

Year	Population	% Change
2010	159,978	9%
2015	173,115**	8%
2020	186,847	8%
2030	215,720	15%
2040	234,324	9%

Source: *Population Division – US Census Bureau. **US Census Bureau – 2020 Census Demographic Profile other from BEBR

Table 8.1 identifies that the overall population of the County has been steadily increasing through the year 2020. Projected annual growth is expected to continue to increase. Chart 8.1 shows the projected population growth trends for Charlotte County from 2010 through 2040.

Chart 8.1 – County Population Estimates 2010-2040



Source: * Data from US Census, **2020 population estimate, other from BEBR, Projections of Florida Population by County, 2025-2045

According to 2020 US Census, 40.5% of the Charlotte County 2021 population is sixty-five (65) years of age or older. Another 68,235 persons (39%) of the county's 2021 population is between the ages of thirty-five and sixty-four (35-64). Together these two cohorts account for almost eighty percent (79.5%) of the county's 2021 population. The age distribution indicates that the county remains an older population with many retirees and those people who are approaching retirement age. Table 8.2 illustrates these age distributions.

Table 8.2 – Charlotte County Age Distribution 2021

	Population
Under 18	23,090
18 and Over	175,973
20-24	6,504
25-34	14,752
35-49	23,178
50-64	45,047
65 and Older	79,387

Source: U.S. Census 2021: ACS 1-Year Data Profiles

Seasonal Population

During the winter months many counties and cities in the state of Florida experience an increase in population due to the migration of seasonal residents. Charlotte County and its municipalities are no exception. Seasonal residents do not have a significant impact on the school age population because the seasonal population does not usually include families with children.

Housing

According to the 2020 American Community Survey, there were a total of 110,046 housing units within the county, including 85,846 occupied units and 24,200 vacant units. Based on a total population of 186,847, the average household size is 2.18 persons per household.

Residential Development - Growth Areas

Most of the commercial and residential activities of Charlotte County are centered in the City of Punta Gorda, the only incorporated area. The county has almost doubled its population per decade in the last fifty (50) years. The population density per square mile in the county is 274.3 persons per square mile. However, Charlotte County continues to sustain a large population of elderly and retired persons.

Table 8.3 – Charlotte County Residential Permitting 2017-2022

	Detached Single Family	Multi-Family	Mobile Homes
2017	1,312	33	88
2018	1,845	47	71
2019	1,981	84	61
2020	2,118	79	66
2021	3,539	69	31
2022	4,003	57	68
Totals	14,798	369	317

Source: Charlotte County

In addition to the residential permits issued by the County, identified in Table 8.3, the City of Punta Gorda issued the 670 detached single-family residential permits between 2017 and 2022. Table 8.4 provides a breakdown of City permits by year for the last six years.

Table 8.4 – City of Punta Gorda Single-Family Permit Activity 2017-2022

Year	**Detached Single-Family Permits**
2017	**152**
2018	**124**
2019	**84**
2020	**133**
2021	**76**
2022	**112**
Total	**681***

Source: City of Punta Gorda; *includes demolitions/rebuilds

Future residential development is most likely to occur in the Urban Service Overlay District, both within the Infill and Suburban Areas. Table 8.5 presents a summary of the residential units approved in Charlotte County.

Table 8.5 - Summary of DRC Approved Units/Lots in Charlotte County and Punta Gorda 2017-2022

	County	City	Total
2017	578	10	588
2018	268	39	307
2019	282	0	282
2020	587	0	587
2021	2,955	297	3,252
2022	2,699	0	2,699
Total	7,369	346	7,715

Source: Charlotte County and City of Punta Gorda

Existing Public School Facility Conditions

School-Age Population

According to the 2020 U.S. Census, there were 18,367 students (Pre-K through 12) public and private school students attending school in Charlotte County in 2021. Table 8.6 shows the Public School (Grades 1-12) student numbers, no private or home-school students, for the past five years by school type.

Table 8.6 - Enrollment Change by School Type 2018-2022

Year	Elementary	Middle	High	Total	Annual Growth
2018	6,564	3,494	5,436	15,494	-
2019	6,499	3,670	5,333	15,502	8
2020	6,220	3,418	5,222	14,860	(-642)
2021	6,765	3,714	5,486	15,965	1,105
2022	7,067	3,594	5,784	16,445	480

Source: Florida Department of Education

Existing School Enrollment, Capacity and Utilization (by school and by type)

The Charlotte County School District currently operates ten (10) elementary schools, four (4) middle schools, three (3) high schools, one (1) pre-K center, one (1) virtual school, one (1) technical college, three (3) charter schools, and three (3) specialty schools. As shown in Table 8.6 the current enrollment is identified for each school type by grade level (elementary, middle, high). There is currently available space for students in Charlotte County middle schools, but almost all elementary and high schools have reached capacity. The exceptions are Meadow Park Elementary and Peace River Elementary.

The existing school locations, school attendance boundaries, existing and proposed ancillary facilities operated by the School District can be seen in Appendix #2 – Charlotte County School Facilities Map Series on Map #1, 2, 3, & 4.

Demographic Trends

Charlotte County is demographically older than most Florida counties. The median age of the population is sixty (60); with the city median age being slightly higher at sixty-five (65). Charlotte County's demographic composition is 91.8% Non-Hispanic. Between 2020 and 2021, the Hispanic population has grown by 2.4% of the total population. Although the public school population tends to follow similar patterns, it is more diverse than the county as a whole. Following a trend throughout Florida and the nation, Charlotte County's Hispanic population continues to be the fastest growing of all racial groups.

Student Generation Rates

Determining the number of students generated from new residential development is necessary to accurately assess a new residential development's impact on public schools. This student generation rate allows the School District to calculate the number of new students that can be expected from a residential development, based on the number and type of residential units proposed. With the projected number of students defined, the impact of the residential development on available school capacity can be determined. The current student generation multipliers are based on actual students residing in a variety of housing types.

Two (2) datasets were used to calculate the student generation rates. These datasets were the 2009 Geographic Information Systems (GIS) property parcel file from the Charlotte County Land Information office and October 2009 enrollment data from the School District. The student address data were geocoded to property unit data and street centerline data to create a GIS point file with the spatial location of each student based on their school type and home address.

The total student population was used in the multiplier analysis. Students with address errors or post office box addresses were not matched to an address by geocoding. Additionally, home-schooled students and those attending non-traditional schools were not included in the analysis.

A comparative analysis was conducted to gain an understanding of how Charlotte County's student generation multipliers compare to those prepared by other counties. Based on the analysis, CCPS has adopted a countywide, blended student generation multiplier found below. The blended multiplier is a simple calculation of occupied dwelling units to students by grade level and provides an accurate student generator for new development. The multipliers will be reviewed on a periodic basis. As new information becomes available, the multipliers will be kept accurate while staying in step with changes in the county's residential housing market.

Table 8.7 shows the current student generation multiplier factor for Charlotte County, included in the updated Interlocal Agreement, which is used to calculate a project's impact. This multiplier is being provided as a means for this process to be transparent.

Table 8.7 – Student Generation Multiplier Factors for Charlotte County Public Schools

Elementary School (k-5)		
# of Units	Multiplier	Students Generated
X	0.065 =	Y
Middle School (6-8)		
# of Units	Multiplier	Students Generated
X	0.036 =	Y
High School (9-12)		
# of Units	Multiplier	Students Generated
X	0.051 =	Y

Source: School Impact Analysis for Concurrency Application 2016

Residential Development Student Impact

When reviewing an application for new residential development, an analysis will be performed using the student generation rates to determine the impact on the school system. If capacity is available to support the development, the development will receive school concurrency approval. If the capacity cannot be met, the school district and the local government may entertain proportionate-share mitigation options from the developer. If a proportionate-share mitigation option is accepted, the developer, the school district, and the local government must enter into a binding and enforceable agreement.

Using the student generation rates provided in Table 8.7, a new single-family residential development with one hundred (100) homes will generate 6.5 elementary school, 3.6 middle school, and 5.1 high school students. Using the K-12 total would generate approximately 15 students.

Projected Public School Facility Conditions

Projected Enrollment

Enrollment forecasting requires analysis of multiple data sources including, but not limited to, birth rates, historical enrollment trends, make-up of neighborhoods, local and regional economic and housing trends, program and boundary changes, and an empirical understanding of individual communities.

School population projections are most reliable when enrollment is projected for large geographic areas for one (1) or two (2) years in the future. For example, the districtwide projections for next year are expected to have a higher degree of certainty than the fifth-year estimates. Conversely, accuracy diminishes as the geographic area becomes smaller and the forecast is for more distant points in the future.

The School District of Charlotte County typically prepares enrollment forecasts following a study of the local government area and school-level trends. A history of each school's grade-by-grade enrollment is compiled and analyzed. This history reveals patterns in the "aging" or progression (less the out-migration factors) of students from one grade to the next. These patterns are extrapolated to develop a school's basic forecast. This approach, termed the cohort-survivorship model, is the most widely applied forecasting method for schools.

Educational Facilities Survey

With concurrency in place, the City relies on the schools to plan for new educational facilities. The Charlotte County Educational Facilities Survey (Appendix #3 – Charlotte County Five-Year Plant

Survey) is prepared once every five years and is a systematic study of present educational and ancillary facilities and is used for determining future capital needs. This Educational Facilities Survey is used as a reference when formulating the Charlotte County School Board 5-year District Facilities Work Program (Appendix #6), which is updated and adopted annually. With each annual update to the Work Program, the School District reviews the existing and projected student growth and plans for the additional capacity necessary to support the growth. Appendix #2 – Charlotte County School Facilities Map Series, Map #5, identifies the location of property owned by the School District and the potential location of future schools.

School Facilities Long-Range Plan (Ten- and Twenty-Year)

The first five (5) years of the Charlotte County School District's enrollment forecast are based on a standard cohort-survivor model modified to reflect housing and program trends. This method is reliable for three to five years of enrollment projections. However, it is not sufficient to forecast many years into the future. Ten- and twenty-year enrollment projections are based on countywide projections developed by the State of Florida Office of Economic and Demographic Research.

Projecting future enrollment is much like the art of archery – the larger and closer the target, the greater the accuracy. As the forecast attempts to predict housing development, population growth, and educational policy for ten and twenty years, it is better to look beyond individual schools and to use county-level trends in population projections and zoning and land-use capacity.

To accommodate future growth identified outside of the current 5-year planning period, capacity projects are identified. Although this new capacity is subject to modification based on changes in actual need (timing, location, and school type), the proposed locations of these new schools are shown in Appendix #2 – Charlotte County School Facilities Map Series, Map #5 and on Map #62 - Public Schools.

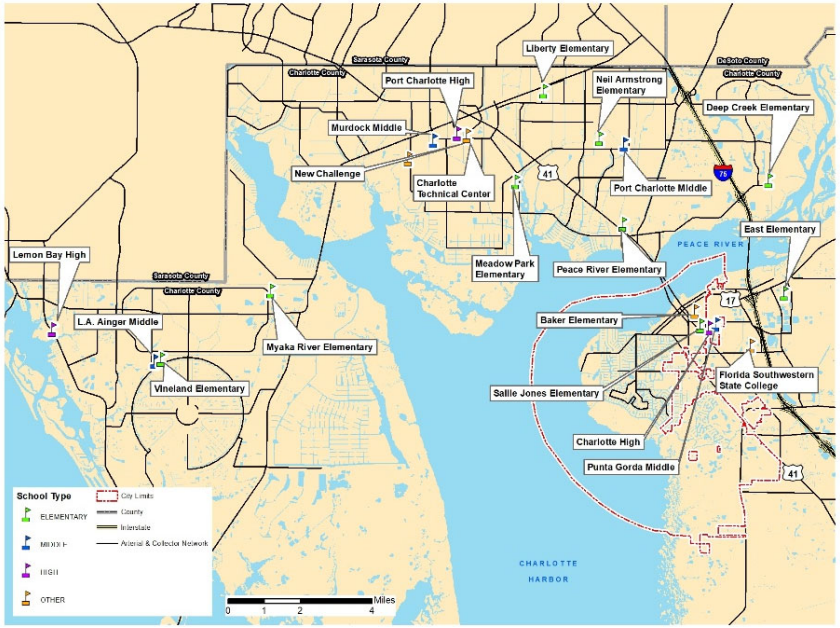
Public School Facility Summary

New development, class size, and special school programs create circumstances that impact the capacity available at schools to accommodate new students. To maintain an overall utilization of less than 100%, the School District has several options. These include monitoring programs, building additional permanent classrooms at existing schools, or planning capacity for new schools. As a rule of thumb, the School District estimates the land area requirements for new school facilities to be twenty (20) acres for elementary schools, twenty-five (25) acres for middle schools, and fifty (50) acres for high schools. These acreage estimates are very general in nature, and can vary significantly based on factors such as property location, land configuration, and on-site infrastructure needs. Ancillary facilities do not have a prescribed size requirement. The following identifies the changes planned by school type:

Elementary Schools

Ten elementary schools are currently operated by the Charlotte County School District. The School District projects that two new elementary schools will be needed area in the next ten (10) years. Concurrent with the opening of new schools, boundaries will be re-drawn to reduce capacity at schools needing enrollment relief.

Map #62 - Public Schools



Middle Schools

The School District currently operates four (4) middle schools. Based on the current projections at the middle school level, the School District has no plans for any new middle schools.

High Schools and Combination (Other) Schools

There are three (3) high schools and one (1) combination school in Charlotte County. No new high schools are projected for the next 10 – 20 years.

Ancillary Facilities

The School District has five (5) ancillary facilities shown on Map #63 - Public Schools Ancillary Facilities.

- Murdock Center (District Administration Offices)
- Punta Gorda Center (District Support Services)
- Murdock Transportation/Maintenance Compound
- Punta Gorda Transportation/Maintenance Compound
- West County Transportation/Maintenance Compound
- No additional facilities are required for the foreseeable future.

Charter Schools

Charter schools are publicly-funded, tuition-free schools that students can elect to matriculate. They are not part of the school district and have control over their own curriculum and standards. Charter schools operate autonomously through individual agreements, or charters, with state or local governments that dictate rules and performance standards. The number of charter schools in Florida has grown from 5 in 1996, to 703 in 2022. Charter school enrollment in Florida during the 2021-22 school year was over 361,939 students.

There are three (3) charter schools serving 863 students in Charlotte County during the 2023 school year. They are Florida SouthWestern Collegiate High School (FSWC-Charlotte), Babcock High School, and Babcock Neighborhood School. In 2023, FSWC-Charlotte has 373 students enrolled in grades 9 through 12, Babcock High School has 39 students enrolled in grade 9, and Babcock Neighborhood School has 451 students enrolled in grades Kindergarten through 8. Together, these three facilities educate 5.6% of the Charlotte County student population. Students seeking to enroll in a charter school must submit an application. If the number of eligible applicants exceeds capacity, a lottery will be conducted with a random selection process.

At the Babcock Neighborhood School and Babcock High School (BNS), which opened in 2017, out-of-county residents are

permitted to apply, but will only be provided a seat after placement of all Charlotte County applicants and students within a 4-mile radius of school property have been admitted. BNS targets for enrollment 50 percent of its student stations to students living within the boundaries of the Babcock Ranch Community Independent Special District, and those students living in a 4-mile radius of the school (collectively, the "Babcock Ranch Students"). Applicants that are siblings of current BNS students, children of BNS staff, or children of active-duty military are given preference. BNS curriculum is an environmentally focused "greenSTEAM" program that integrates science, technology, engineering, the arts, and mathematics. The sustainability and conservation principles of Babcock Ranch provide opportunities for hands-on, project-based learning about nature, health, and renewable energy with a STEAM focus.

As the first collegiate high school in Southwest Florida and the state's only collegiate high school to incorporate ninth graders when it opened its doors in August of 2009, FSWC-Charlotte is located on the Charlotte Campus of Florida SouthWestern State College. FSWC-Charlotte is designed to provide students of all ability levels an opportunity to graduate with both a high school diploma and an Associate of Arts (AA) degree.

FSWC-Charlotte is open to all students who have been certified by their middle schools as ready to rise to high school. Selected by a random lottery, a new freshman class of 115, also selected by lottery, is admitted. Enrollment is capped at 400 students in grades 9 through 12. Students enrolled in the dual-enrollment program must maintain a 3.0 GPA or they will no longer be eligible to continue in the program. For the 2021-22 school year FSWC-Charlotte had a 100 percent graduation rate.

From a planning perspective, few studies have been done to demonstrate the impact of charter schools on public school districts. Less has been done to investigate the impact on Florida and, more specifically, Charlotte County. In 2023, a study by the Thomas Fordham Institute investigated whether districts' financial and enrollment capacity to meet student's needs is compromised by the presence of charter schools. The study determined that "in the long run, districts will adjust to charter-driven enrollment declines, just as they do when their enrollments fluctuate for other reasons, so the challenge for policymakers is managing any transition costs—that is, any temporary fiscal or operational challenges that districts face—in a way that is fair to students and taxpayers" (Giffith, 2023, p.2).

Private Schools

There are a handful of private and parochial schools that lie within the Charlotte County boundary. According to section 1002.01(2), Florida Statutes, a private school is "an individual, association, co-partnership, or corporation or department, division, or section of such organizations, that designates itself as an educational center that includes kindergarten or a higher grade" and is below the college level. Private elementary and secondary schools in Florida are not licensed, approved, accredited, or regulated by the Florida Department of Education. Private schools are required by statute to complete an annual online survey to gather information for inclusion in a statewide Directory of Private Schools.

Table 8.8 – Charlotte County Grades Pre-K through 12 Student Enrollment 2022 shows that 8.3% of primary school students in Charlotte County are enrolled in private school. This number is greater than the 5.6% of school students in Charlotte County that attend charter schools. The potential impact of private school closures on public school enrollment is significantly lower than that of charter schools, as families of private schools are more likely to re-enroll students in another private school.

Table 8.8 – Charlotte County Grades Pre-K through 12 Student Enrollment 2022

Public Schools			Charter Schools			Private/Parochial Schools		
School Name	**Grades**	**Total Students**	**School Name**	**Grades**	**Total Students**	**School Name**	**Grades**	**Total Students**
Sallie Jones Elementary	Pre-K to 5	692	Babcock Neighborhood School	K to 8	451	St Charles Borromeo Catholic School	Pre-K to 8	315
Deep Creek Elementary	Pre-K to 5	830	Babcock High School	9	39	Genesis Christian School	Pre-K to 8	146
East Elementary	Pre-K to 5	775	Florida SouthWestern College - Charlotte Collegiate High School	9 to 12	373	Charlotte Preparatory School	Pre-K to 8	274
Neil Armstrong Elementary	Pre-K to 5	775				Good Shepard Episcopal School	K to 8	39
Meadow Park Elementary	Pre-K to 5	709				Port Charlotte Adventist School	Pre-K to 10	102
Myakka River Elementary	Pre-K to 5	605				Family Christian Academy	K to 12	339
Kingsway Elementary	Pre-K to 5	593				Genesis Christian Academy	K to 12	57
Liberty Elementary	Pre-K to 5	649				Gator Wilderness Camp School	3 to 12	24
Peace River Elementary	Pre-K to 5	589				Lamplighters Hebrew Academy	K to 12	21
Vineland	Pre-K to 5	572				The Lotus	K to 9	24

Elementary						Center School			
L.A. Ainger Middle School	6 to 8	682							
Murdock Middle School	6 to 8	592							
Port Charlotte Middle School	6 to 8	844							
Punta Gorda Middle School	6 to 8	1119							
Charlotte High School	9 to 12	1547							
Lemon Bay High School	9 to 12	1046							
Port Charlotte High School	9 to 12	1300							
Total		**13,919**			**863**			**1,341**	**16,123**
Percent of Total Student Population		**86.3%**			**5.4%**			**8.3%**	**100%**

Source: Florida Department of Education 2023, Charlotte County Schools 2023

Map #63 - Public School Ancillary Facilities



Level of Service

The Level of Service (LOS) standards, which are part of the County's Interlocal Agreement (ILA) and adopted in the *Public School Facilities Element* (PSFE) and *Capital Improvements Element* (CIE), are used to establish the maximum permissible school-utilization rates relative to capacity. An essential component of determining the LOS for schools is the School District's ability to adopt a capital program that can achieve and maintain the LOS for public schools. The school concurrency program's LOS standards balance the School District's ability to finance a capital program with its ability to achieve and maintain the adopted LOS for public schools.

The establishment of a LOS ensures that new or expanded school facilities are built in time to accommodate students generated from new residential developments. If the capacity does not exist to support the students generated by the new development, both the new students and the schools are burdened with overcrowding issues.

The ability to achieve and maintain the level of service will be based on a five-year capital plan, adopted annually by the School Board. The LOS standards for schools will be adopted into the CIE of the local governments' comprehensive plans.

School Level of Service for Charlotte County

As adopted in the ILA, Charlotte County, the City of Punta Gorda, and the School District have established a LOS for each school type, using total Florida Inventory of School Houses (FISH) as a capacity measure for existing schools based on the School Districts 5-year District Facilities Work Program. Table 8.9 indicates the LOS for each type of school.

Table 8.9 – School Level of Service (LOS)

Type of School	Level of Service
Elementary	95%
Middle	100%
High	100%

Source: Charlotte County Interlocal Agreement for Public School Facility Planning

With the school LOS established, the designation of the area within which the LOS will be measured when an application for a residential development permit is reviewed for school concurrency purposes must be determined.

School Concurrency Service Areas

School concurrency service areas (CSA) are the geographic areas in which the LOS standard is measured when an application for residential development is reviewed for school concurrency purposes. A fundamental requirement of school concurrency is the establishment of these areas. This includes the option to establish a districtwide (the entire county) CSA, or less than districtwide (smaller geographic area) CSAs. These CSAs are used to determine whether adequate capacity is available to accommodate new students generated from residential development.

The legislature allows school concurrency to be applied districtwide initially, (chapter 163.3180(13) (c) 1, *Fla. Stat.*). When applying school concurrency less than districtwide, as identified in chapter 163.3180(13) (c)., *Fla. Stat.*, the School District is required to maximize utilization of their schools, and to apply "adjacency" when reviewing residential development.

Maximizing utilization requires the School District to evaluate school enrollment and attempt to balance the enrollment by shifting children from schools that are over capacity to schools that are under capacity. To ensure the School District is maximizing utilization of schools to the greatest extent possible, new residential development can take into consideration adjacent CSA capacity when none exists in the directly impacted service area (adjacency).

School Concurrency Service Areas for Charlotte County

The School District, the County, and the City of Punta Gorda have decided to use less than districtwide CSAs. Separate service area boundary maps have been created for elementary, middle, and high schools.

Using separate CSA's for the elementary, middle, and high schools allows the impact of new residential development to be analyzed and determined at each type of school. The review for available capacity will also occur at the schools most likely to be impacted by the new residential development. If available capacity is not present, the adjacent school CSA will be analyzed for capacity. Capacity maps can be seen in Appendix #2 – Charlotte County School Facilities Map Series on Maps #6, 7, and 8.

Co-location/Joint-Use Analysis

Co-location and joint-use of facilities are included in the Charlotte County Updated Interlocal Agreement for Coordinated Planning and School Concurrency (ILA) (Appendix #4). Section 9 of the agreement requires consideration of co-location and shared use. The co-location or joint use of facilities enhances the ability of schools to serve as community focal points, and provides local governments and the School District with an opportunity to realize financial savings by sharing facilities. The location of public facilities or sites in Charlotte County that could be used for co-location or joint use is identified in Appendix #2 – Charlotte County School Facilities Map Series on Map #9.

Budget Considerations

Co-location and shared use of facilities are important tools in budgeting and community building for the School Board and local governments. According to the ILA, the School Board will look for opportunities to co-locate and share use of school and civic facilities when preparing its Educational Facilities Plan. Likewise, co-location and shared-use opportunities will be considered by the local governments when updating their comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

Public Opportunity

Approximately forty-one percent (40.5%) of the population is sixty-five (65) years or older as of 2021, therefore, more leisure and cultural activities are desirable in the community. Middle and high schools are particularly well equipped to serve as community centers because of the capacity, parking, and multi-purpose classrooms. Community associations and private organizations serving a range of needs could utilize schools located away from more populated areas. Consequently, middle and high schools provide opportunities for community use. Elementary schools offer opportunities for use of their large rooms, such as cafeterias or libraries.

School Opportunity

The School District would benefit from joint use of parks adjacent to, or in the vicinity of, public schools. This includes the shifting of recreational facilities to adjacent parks to reduce maintenance costs or the amount of property needed to accommodate the new school. Potential sites for future schools have not yet been determined by the School District beyond the twenty-year planning period.

Development Opportunity

Co-location is intended to provide efficient use of existing infrastructure and discourage sprawl. Identification early in a budget cycle and coordination among agencies will promote successful and effectively utilized public facilities. Cost effective co-location or joint use of School District, County, or City-owned property could provide substantial savings for public facilities, now and in the future. Through the development approval process, local governments should encourage residential developers to set aside land for public facilities such as parks and libraries near existing or planned public schools to serve both the existing and future residents of the county.

Mutual-Use Agreements

For each instance of co-location and shared use, the School District and local government shall enter into a separate mutual use agreement addressing legal liability, operating and maintenance costs, scheduling of use, facility supervision, and any other issues that may arise from co-location and joint use.

Emergency Preparedness

During emergencies, the School Board coordinates with the County's Emergency Management Office concerning the use of schools as shelters.

Hurricane evacuation and shelter efforts are coordinated by the County Emergency Management Office, the Red Cross, the State Emergency Operations Center in Tallahassee, and all other Florida counties. The decision to open shelters is done together with the County and the School Board. Under chapter 252, *Florida Statutes*, suitable school facilities must be made available to the Emergency Operations Center; this includes schools, buses, and cafeterias.

The Charlotte County Emergency Management Office has direct communication with the local Red Cross headquarters at all times. In the event of activation of the County Emergency Operations Center, the Red Cross would send a liaison to help with the coordination of registration at the shelters. Charlotte County and Punta Gorda are parties to a statewide mutual-aid agreement. The County Emergency Management Office is in constant communication with the Department of Economic Opportunity Division of Emergency Management, and the County has the capability to link via satellite with any other County. All of these agreements and coordination efforts are vitally important to the safety of people in Charlotte County. Further coordination to try to establish hurricane shelters outside of the Special Flood Hazard Area is necessary to ensure safety. The County should pursue

agreements with public and private agencies that own land in such places to cooperatively develop evacuation shelters or to ensure that any development on such properties would include shelter capacity.

School District Capital Improvements and Revenue Sources

School District Capital Improvements

Appendix #6 - Charlotte County School Board 5-Year District Facilities Work Plan is the foundation of an annual planning process that allows the School District to effectively address changing enrollment patterns, development, and growth. It is updated and adopted each year, and provides details of districtwide capital improvement needs, funding availability, and a proposed schedule for addressing the improvements. Identified in the Work Program are proposed projects that are needed to address existing and projected capacity needs.

The ILA (Appendix #4 - Charlotte County Interlocal Agreement for Coordination Planning and School Concurrency) requires local governments to annually adopt the Charlotte County School Board 5-Year District Facilities Work Program into their respective comprehensive plans. The adopted work program will be used to demonstrate how the School District can achieve and maintain the adopted LOS standards for schools.

Appendix #6 - Charlotte County School Board 5-Year District Facilities Work Program lists the School District's Capacity Project Schedules over the five-year planning period, adopted by the Charlotte County School Board each September. It provides the schedule of capital outlay projects, and the expenditures for every school, necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs for a five-year planning period. The 5-Year District Facilities Work Program also includes project descriptions of major renovations, remodeling projects, and additions of capital outlay projects that do not add capacity to schools.

Ten- and Twenty-Year Projects

Long-range planning for the School District includes the projects and locations scheduled for major renovation, repair, and maintenance for years six through ten (6-10) beyond the project plans detailed in the five (5) years covered by the CIP. The schedule of capital outlay projects projected to ensure the availability of student stations for enrollment in K-12 programs for the years (6-10) are displayed in Appendix #6 - Charlotte County School Board 5-Year District Facilities Work Plan.

Additionally, the School District has a long-term plan (years 11-20) for estimated maintenance and capacity costs. The twenty (20) year maintenance and capacity improvement costs are also shown in Appendix #6 - Charlotte County School Board 5-Year District Facilities Work Plan.

School District Revenue Sources

The School District is responsible for funding the capital needs of public schools in the county. The School District utilizes a variety of State and local revenue sources to provide for their capital needs. Local funding sources may include millage (maximum 2-mil local property tax), school impact fees, and certificates of participation (COPs) that do not require voter approval, short-term loans, voter-approved General Obligation Bonds, and sales-tax revenue.

In addition to the local funding sources, the School District seeks the maximum available State funding provided through Public Education and Capital Outlay (PECO) funds and other State

revenue sources such as Capital Outlay and Debt Service (CO & DS) and class size reduction (CSR) appropriations. State capital outlay funding sources are derived from motor vehicle license tax revenue (CO & DS), and gross receipts tax revenue from utilities (PECO). However, State funds represent less than ten percent (10%) of the School District's capital needs.

The mandate for smaller class sizes resulted in the availability of additional State funding. Plans that help reduce the need for additional permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multi-track scheduling, grade-level organization, block scheduling, or other alternatives were considered.

The School District has the legal authority to utilize up to 1.5 mils of the 2.0 capital tax to fund the debt service for COPs issued. In general, funding available from State and local sources, including the issuance of long-term debt and the continuation of school impact fees, will be evaluated annually to determine the feasibility of the capital plan in order to meet the long-term concurrency management plan of the School District. The Charlotte County School Board 5-Year District Facilities Work Plan (Appendix #6) gives a comprehensive view of estimated revenue for the next five (5) to ten (10) years.

The program also shows the School District's planned capital expenditures and revenues for new construction and remodeling projects over the five (5) year period. Appendix #6 - Charlotte County School Board 5-Year District Facilities Work Plan demonstrates the total costs do not exceed the total revenues over the 5-year planning period.

In addition to the improvements needed to achieve and maintain the adopted level of service standard for schools, the School District has a list of capital improvement projects that do not currently have a funding source. These projects and their anticipated costs have been provided. These projects will be placed within Appendix #6 - Charlotte County School Board 5-Year District Facilities Work Plan.

Supporting Infrastructure Needs and School Planning Shared Costs

By coordinating the planning of future schools with local governments, the School District can better identify the costs associated with site selection and the construction of new schools. Coordinated planning requires the School District to communicate with various government agencies. The affected jurisdiction may perform its own technical review of a site. This analysis permits the School District and local governments to jointly determine the need for, and timing of, on-site and off-site improvements necessary to support each new school.

With this process, shared funding for capital improvements for school sites can be determined according to the responsibility of each party. Necessary infrastructure coordination may include: potable water lines; sanitary sewer lines; drainage systems; roadway improvements including turn lanes, traffic signalization and signage; site lighting; bus stops; and sidewalks. The ILA (Appendix #4) addresses the timing and responsibility for construction, as well as the operation and maintenance of the required on-site and off-site improvements.

Other cost-effective measures should be considered by local governments during the process of formulating neighborhood plans and programs and reviewing large residential projects. During those processes local governments can encourage developers or property owners to provide the School District with incentives to build schools in their neighborhoods. These incentives may include, but are not limited to, donation and preparation of a site, acceptance of stormwater run-off from future school facilities into a development project's stormwater

management system, reservation or sale of school sites at pre-development prices, construction of new school facilities or renovation of existing school facilities, and provision of transportation alternatives.

School District Capital Improvements Summary

Florida law requires that the Public School Facilities Element (PSFE) of a local government comprehensive plan addresses how the adopted level of service (LOS) standards will be achieved and maintained. The ability to achieve and maintain the adopted LOS must be based on a School District's annually updated Charlotte County School Board 5-Year District Facilities Work Plan (Appendix #6). The School District continually reviews its capital needs on a long-term basis. Capacity, addressed and handled by the schools, is added in accordance with the annually adopted 5-year District Facilities Work Program (short-term), and for the long-term planning period (ten and twenty years).

Florida law requires that the public school LOS standards be adopted into each respective local government's CIE, and must apply to all schools of the same type (elementary, middle, and high). LOS standards must be maintained within each CSA. Charlotte County School Board 5-Year District Facilities Work Plan (Appendix #6), will fully achieve and maintain the adopted LOS in each CSA during the 5-year planning period.

V. GOALS, OBJECTIVES, AND POLICIES

Goal 8.1: Maintain with the School District a public school system that offers a high-quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand.

Objective 8.1.1: Provide adequate school facilities in Charlotte County Schools by adopting a concurrency management system that can achieve and maintain the adopted level of service standards for the five-year and ten-year planning periods.

Policy 8.1.1.1: The City hereby adopts the following level of service standards for existing and new schools:

Type of School Concurrency Service Area	Level of Service Standard
Elementary	95% of total FISH Capacity
Middle	100% of total FISH Capacity
High	100% of total FISH Capacity

Measurement: *Adoption of Public School Facility Element.*

Policy 8.1.1.2: The City hereby adopts less than districtwide concurrency service areas (CSAs) through the merger of elementary school boundaries, and the use of individual attendance boundaries, to establish middle school and high school CSAs in which to measure the level of service standards.

Measurement: Adoption of Public School Facility Element and Concurrency Service Area (CSA).

Policy 8.1.1.3: The City, in collaboration with the County and the School District shall utilize the following procedures for modifying CSAs:

a) The adopted level of service standard will be achieved and maintained during the five-year planning period; and

b) The utilization of school capacity will be maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.

c) The School Board, in coordination with local governments shall review the proposed CSA boundaries and the data and analysis used to support the changes, and determine whether or not a change is appropriate considering the standards outlined in 8.1.1.3.a. above.

d) If the proposed changes to the CSA boundaries are acceptable, the School Board shall transmit the changes with the supporting data and analysis to the local governments for review and comment. Comments from the local governments must be provided within forty-five (45) days of receipt.

e) The change to a CSA boundary shall become effective upon final approval of the new CSA boundary map by the School Board. New CSA

boundary maps shall also be included as data and analysis in support of the Public School Facilities Element.

Measurement: *Number of CSA modifications provided to the City by the School District annually.*

Policy 8.1.1.4: The City shall monitor the availability of student stations at charter schools relative to district school capacity.

Measurement: *Record of charter school station unavailability and the resulting need for additional stations in Charlotte County school system.*

Objective 8.1.2: The City shall require a school concurrency review be performed by the School District to ensure that adequate school facility capacity within the public school concurrency service area (SCSA) is available to accommodate the projected residential development in accordance with the adopted level of service standard for schools.

Policy 8.1.2.1: The City shall not approve any non-exempt residential development application for a preliminary plat, site plan, or functional equivalent until the School District has verified that available capacity exists to serve the development.

Measurement: *Number of approved applications for non-exempt residential development from school concurrency.*

Policy 8.1.2.2: The City shall consider the following residential uses exempt from the requirements of school concurrency:

a) Single-family lots of record, existing at the time the school concurrency implementing ordinance becomes effective. Residential development that has a site plan, subdivision plan, preliminary or final plat approval, or the functional equivalent for a site-specific development order prior to the commencement date of the School Concurrency Program.

b) Age-restricted communities with no permanent residents under the age of 18. Exemption of an age-restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.

c) All new residential plats and site plans (or functional equivalent), or amendments to previously approved residential development, which are calculated to generate less than one student. Such development shall be subject to payment of any school impact fees that are in effect.

Measurement: *Number of applications for exempt residential developments approved.*

Policy 8.1.2.3: The City, through its land development regulations, shall establish a school concurrency review process for all residential projects that are not exempt under Policy 8.1.2.2. The minimum process requirements are described below:

a) A residential development application is submitted to the local government, which includes a School Impact Analysis (SIA). The local government determines if the application is sufficient for processing and transmits the SIA to the School District for review.

b) The School District reviews the application for available capacity and issues a School Capacity Availability Determination Letter (SCADL) to the local government.

c) If capacity is available within the CSA (or an adjacent CSA), the School District shall issue a SCADL verifying available capacity.

d) If capacity is not available within the CSA (or an adjacent CSA), the School District shall issue a SCADL indicating the development does not comply with the adopted LOS and may offer the developer a negotiation period to present mitigation options.

e) The City shall not issue approval for any site plan, subdivision plan, preliminary or final plat approval, or functional equivalent for a residential development until receiving confirmation of available school capacity in the form of a SCADL from the School District.

Measurement: *The adoption of a school concurrency review process.*

Policy 8.1.2.4: If adequate school capacity is not available to support a proposed residential development, the City, in conjunction with the School District, shall review proportionate-share mitigation options that will add the school capacity necessary to satisfy the impacts of the proposed development. Acceptable forms of mitigation shall include, but are not limited to:

a) Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or

b) Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or

c) Provision of additional student stations through the donation of buildings for use as a primary or alternative learning facility; or

d) Provision of additional student stations through the renovation of existing buildings for use as learning facilities; or

e) Construction or expansion of permanent student stations or core capacity; or

f) Construction of a public school facility in advance of the time set forth in the School District's 5-Year Work Program.

g) If mitigation is approved, the City and the School Board shall enter into a legally binding commitment with the residential developer, and the School District shall issue a SCADL verifying available capacity. If mitigation is denied, the County shall deny the application based on a deficiency in available school capacity to support the residential development.

Measurement: *Number of applications reviewed for proportionate share mitigation options.*

Policy 8.1.2.5: The City shall, upon acceptance of a mitigation option identified in Policy 8.1.2.4, enter into a legally binding commitment with the School District and the residential developer. Mitigation funds provided must be directed by the School Board toward a school capacity improvement identified in a financially feasible 5-Year District Facilities Work Program and must satisfy the demands created by the development.

Measurement: *Number of mitigation options approved satisfied.*

Policy 8.1.2.6: The City shall be responsible for notifying the School District when a residential development has received approval of a site plan, subdivision plan, preliminary or final plat approval, or functional equivalent, when the development order for the residential development expires or is revoked, and when school impact fees have been paid.

Measurement: *Number of notices provided to the School District regarding residential development approval.*

Policy 8.1.2.7: The City shall continue to implement school concurrency provisions in its land development regulations (LDRs).

Measurement: *Adoption of the school concurrency provisions into the land development regulations.*

Objective 8.1.3: New public schools built within the city will be coordinated to be consistent with the City's future land-use map designation, will be co-located with other appropriate public facilities when possible, and will have the on-site and off-site infrastructure necessary to support the new school.

Policy 8.1.3.1: The City, in conjunction with the School District, shall jointly ensure the compatibility and integration between public schools and surrounding land uses, including a determination of the need for and timing of on-site and off-site improvements necessary to support a new school.

Measurement: *Review of collocation opportunities and infrastructure available for all new projects through development review.*

Policy 8.1.3.2: The City and School Board agree that the primary responsibility for constructing, operating, and maintaining required infrastructure improvements necessary to support new schools shall be divided as follows:

The School Board is responsible for:

a) On-site infrastructure improvements necessary to support the school,

b) On-site right-of-way dedications necessary to accommodate off-site infrastructure (turn lanes, sidewalks, etc.) adjacent to the school property,; and

c) Extension of water and sewer lines required to serve the educational or ancillary facility. This provision is not intended to require the School Board to dedicate property or pay for

improvements or construction of facilities of a general districtwide or regional nature that exceeds the School Board's proportionate share of the cost. By virtue of this subsection, the School Board is not waiving any local governmental responsibility for reimbursement per chapter 1013, *Fla. Stat*.

The local government is responsible for:

a) Acceleration/deceleration/by-pass lanes on roads contiguous to the school site,

b) School cross-walk pavement striping,

c) School zone flashing lights,

d) Traffic signals that are required on public roads,

e) Sidewalks needed within the two-mile walk zone of a school,

f) Reduced speed limit zones and signage, and

g) Fire hydrant main extension.

Measurement: *Infrastructure provided to new school locations.*

Policy 8.1.3.3: The City shall encourage the location of schools near residential areas by:

a) Reviewing and providing comments on all new school sites,

b) Working with the School District to ensure compatibility of school sites with surrounding land uses; and

c) Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage, and other infrastructure improvements.

Measurement: *Placement of new schools in compatible areas.*

Policy 8.1.3.4: The City, in conjunction with the School District, shall seek opportunities to co-locate public facilities with schools, such as parks, libraries, and community centers, as the need for these facilities is identified.

Measurement: *Co-Location of public facilities with schools.*

Policy 8.1.3.5: The City, in conjunction with the School District and the County, shall identify issues relating to public school emergency preparedness, such as:

a) The determination of evacuation zones, evacuation routes, and shelter locations;

b) The design and use of public schools as emergency shelters; and

c) The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

Measurement: *Continuation of coordination with the School District regarding emergency preparedness.*

Policy 8.1.3.6: The City, the School District, and the County shall utilize the Staff Working Group (SWG) to monitor the Updated Interlocal Agreement for Coordinated Planning and School Concurrency (ILA), which includes provisions for school concurrency in Charlotte County.

Measurement: *Annual update of the Interlocal Agreement.*

Objective 8.1.4: The City shall adopt by reference the School District's annually updated 5-Year District Facilities Work Program, as adopted by the School Board, which identifies school facility capacity projects necessary to address existing deficiencies and meet future needs based upon achieving and maintaining the adopted level of service standard for schools into its Capital Improvements Element (CIE).

Policy 8.1.4.1: The City shall, no later than December 1st of each year, adopt the School District's annually updated Charlotte County School Board 5-Year District Facilities Work Plan (Appendix #6), as adopted by the School Board.

Measurement: *Annual adoption by reference the updated School District approved 5-Year District Facilities Work Plan.*

Policy 8.1.4.2: The City, in conjunction with the School District, shall annually review the Public School Facilities Element and maintain a long-range public school facilities map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period. The map series shall be adopted and include at a minimum maps showing:

a) Existing public school facilities by type and location of ancillary plants

b) Public school facilities and ancillary plants generally planned for the five-year and long-range planning periods

Measurement: *Annual update of the long-range Public School Facilities Map.*

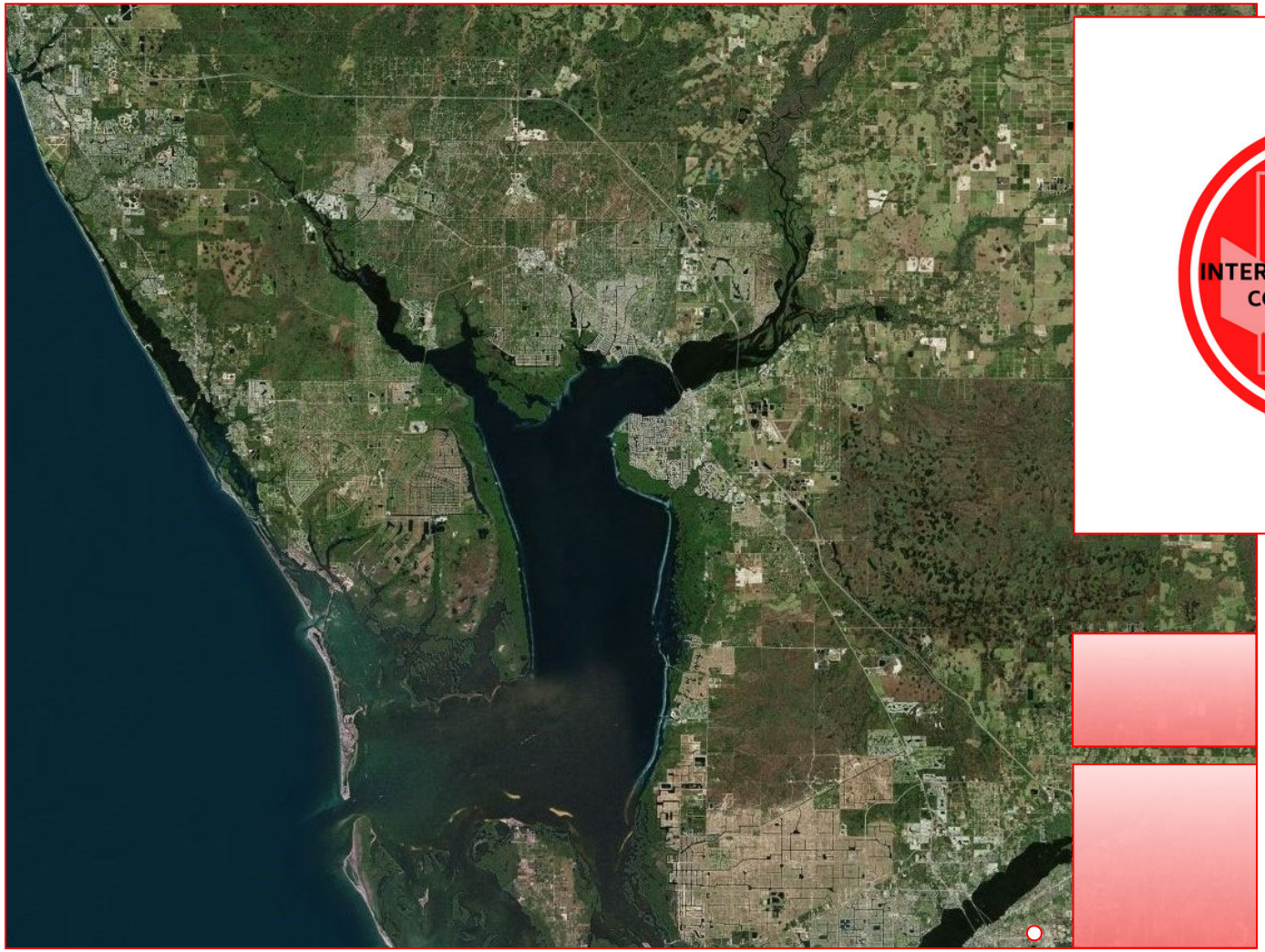
Policy 8.1.4.3: The City, in conjunction with the School District, shall coordinate the long-range public school facilities map with the City's Comprehensive Plan and its Future Land Use Map.

Measurement: *Annual review of long-range public school facilities map with the City's adopted Comprehensive Plan and its Future Land Use Map.*

Objective 8.1.5: The City shall implement strategies that improve the quality of school facilities.

Policy 8.1.5.1: The City shall, through the development approval process, encourage residential developers to set aside land for public facilities, such as parks and libraries, near existing or planned public schools to serve both existing and future residents.

Measurement: *Review of residential development approvals with stipulations for public land donation near public schools.*



9

INTERGOVERNMENTAL COORDINATION

Intergovernmental Coordination Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

This element reviews and inventories intergovernmental coordination efforts that assist in implementing the goals, objectives, and policies of the City's Comprehensive Plan. It identifies and analyzes existing mechanisms of intergovernmental coordination, identifies needs, and makes recommendations. The goals outlined in this element increase the effectiveness, efficiency, and responsiveness of government; provide for consistency in decisions and actions between various departments and agencies: and improve citizen awareness and participation. This element also includes objectives and policies that aim to enhance coordination between various local units of governments with state and regional agencies.

The following recommendations are contained within this element:

- Emphasize coordination in the implementation of the Comprehensive Plan through:
  - Coordination with other public and private utility providers;
  - Coordination of activities with the Southwest Florida Water Management Districts;
  - Establishment and improvement of mutual-aid agreements with adjoining counties and cities for assessment of land-use proposals having interjurisdictional impacts, such as issues pertaining to rezonings, potable water, sewer, drainage, roads, natural resources, and recreation;
  - Establishment or expansion of agreements with independent districts for common issues of interest;
  - Development of shared recreational and joint-use facility agreements between the City of Punta Gorda, Charlotte County, and the School Board of Charlotte County;
  - Coordination with Charlotte County and the Charlotte County School Board on school planning issues; and
  - Coordination of levels of service standards with local, state, and federal entities (e.g., Water Management District, Florida Department of Transportation). For example, there is a local and regional planning review in the Development of Regional Impact (DRI) process. Roadway funding from developers can be allocated between communities impacted by particular developments. This type of coordination is extremely beneficial to all parties involved.
- Coordinate with adjacent and local governments to ensure any impacts of development are addressed through:
  - Coordination with adjacent local governments regarding proposed amendments to the Comprehensive Plan, including Map #5 – Punta Gorda Future Land Use – 2045, when development proposals occur within one-half mile of the jurisdictional boundary;
  - Consideration of existing comprehensive plans of affected local governments during inter-jurisdictional review of development proposals and amendments;
  - Utilization of Southwest Florida Regional Planning Council's intergovernmental coordination process to determine whether development proposals would have significant impacts on the City of Punta

Gorda and other local government resources, and to develop remedies to mitigate the impacts; and

- Coordination of the Comprehensive Plan with applicable regional water supply plans and regional water supply authorities' plans to ensure that plans are in place that address future development's water needs.

II. INTRODUCTION

Purpose

Partnerships and collaboration with other agencies is integral to the City's strategic planning priorities and embody how the organization delivers services to the community. Strategic communications positioning develops and promotes the City by creating partnerships. Coordination and communication with regional governments and members of the community can be deployed to diversify the tax base, enhance the area as a visitor destination, and secure the future of the City's distinct quality of life. Strategic communications positioning and marketing can be referred to as the management process responsible for identifying, anticipating, and satisfying stakeholder requirements and, in so doing, facilitating the realization of the City's vision.

The City can leverage coordinating with other governments to improve the waterfront, bicycle, and pedestrian assets of the city; strengthen Punta Gorda's reputation as a boating, fishing, and bicycle-friendly destination; facilitate the creation of a vibrant downtown; and draw on the expertise of regional and state partners to achieve economic development objectives. Bolstering Punta Gorda's commercial enterprises, the City's financial stability, and environmental quality are three legs to the quality-of-life-stool that stands to be improved by working in tandem with other government institutions.

The purpose of this element is to examine existing intergovernmental coordination processes and to consider how these might be improved in light of anticipated future planning needs. This element will address the rules by identifying the units of government and other agencies that have, or should have, mechanisms of coordination to implement the elements of the Plan. It will then provide an analysis of the adequacy of the coordination mechanisms and identify the problem areas requiring improvement. The element concludes with the goals, objectives, and policies necessary to communicate with other entities in successfully maintaining, improving, and advancing intergovernmental coordination.

Relationship to the City's Comprehensive Plan

The goals, objectives, and policies identified in the *Intergovernmental Coordination Element* relate to every other element of the City's Comprehensive Plan. Two reasons for this are:

- The elements have the potential to affect the resources of other localities. This example can be found with roads crossing governmental boundaries (*Transportation Element*) and with rivers and estuaries that are downstream from sources either in, or flowing through, the county or other counties (*Conservation and Coastal Management Element*);
- Facilities and resources are direct concerns to agencies at more than just the local levels. This example can be found with water management districts regulating the use of potable water for local land uses (*Infrastructure Element*). It also occurs with the regulations of land acquisition projects (*Recreation and Open*

Space Element and *Conservation and Coastal Management Elements*).

This *Intergovernmental Coordination Element* provides an account of the interaction of the various governments and agencies and their effect on each individual element.

III. LEGISLATION

Federal Regulations

Although the City coordinates and participates with a variety of entities, there are no federal regulations governing intergovernmental coordination. 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 parties.

State Regulations

Florida Statutes

Chapter 163

Chapter 163 of the *Florida Statutes* contains the State's Local Government Comprehensive Plan and Land Development Regulation Act. The Act provides the City of Punta Gorda with the authority to plan for future development and growth and to adopt and amend a comprehensive plan. Section 163.3177(h), *Fla. Stat.,* describes the provisions required within the *Intergovernmental Coordination Element* of the local comprehensive plan. This type of element demonstrates consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require.

Chapter 187

Chapter 187, *State Comprehensive Plan*, contain many policies which impact intergovernmental coordination, including land use, public facilities, transportation, government efficiency, and plan implementation. The *Intergovernmental Coordination Element* must also be compatible with the State Plan.

Local Regulations

Interlocal Agreements

Intergovernmental agreements allow governments to cooperate with one another in the performance of tasks, thereby reducing a duplication of services and possibly increasing cost efficiency. Agreements are in place between the County, School Board, and other entities in an effort to better coordinate such things as utility locations, concurrency, and school facility siting and planning.

Mutual-Aid Agreements

Mutual-aid agreements are in existence to assist the member entities in road maintenance, aid to libraries, water interconnects in times of need, dredging, public safety services, and social services.

IV. INVENTORY AND ANALYSIS

This section provides a description of the connections between various governments and other entities. It discusses the mechanisms that assist planning bodies and activities. Table 9.1 summarizes the numerous coordination efforts, interlocal agreements, and the quasi-judicial relations that the City undertakes to provide its residents with the best level of service available.

Local resources that require intergovernmental coordination when jurisdictional boundaries overlap are: roads, the landfill, hurricane evacuation routes and shelters, parks and recreational facilities, potable water and sanitary sewer facilities, public schools, government offices, existing and future land uses (including consideration of density, intensity, and compatibility) within one-half mile of jurisdictional boundaries, Charlotte Harbor, the Shell and Prairie Creek area, and drainage basins.

The City of Punta Gorda is involved in a variety of interlocal agreements, mutual-aid agreements, and maintenance agreements with Charlotte County, other agencies, and the School Board. In addition to the local government and other agencies, there are a variety of private party agreements, developer agreements, and contracts for construction services. Agreements with state and federal agencies exist for road maintenance, aid to libraries, water interconnects in times of need, dredging, and services to the elderly and homeless.

Adjacent Governments

Charlotte County

Charlotte County remains the sole government adjacent to Punta Gorda, with continuous coordination between the City and County. This occurs in several ways:

- Semi-annually and as-needed joint workshops with the City Council, County Commission, City Manager, and the County Administrator to coordinate utility extensions, road improvements, and annexations;
- Annual workshops with the City Council, Charlotte County Board of County Commissioners, and the School Board of Charlotte County to discuss school planning and concurrency issues;
- Charlotte County-Punta Gorda Metropolitan Planning Organization (MPO) for coordination with state transportation planning processes and access to state and federal transportation funds;
- Infrastructure coordination between City and County Public Works Departments for road construction and maintenance, and Utilities Departments for water and sewer service in areas of jurisdictional overlap;
- Emergency Medical Service (EMS) system, Basic Life Support (BLS), and the Advanced Life Support (ALS), from the Punta Gorda Fire Department;
- ALS from Charlotte County Fire/Rescue;
- City solid waste collection using Charlotte County Landfill and Recycling;
- Mutual-aid agreements for fire and police services; and

- State Housing Initiatives Program (SHIP) funds for affordable housing, transferred to Charlotte County.

Much of this coordination is the responsibility of the administration and staff of the City and County.

The School Board of Charlotte County

The School Board of Charlotte County is responsible for the organization and control of the public schools of the district and is responsible for determining the policies necessary to provide an effective school system. The school district is part of the state system of public education and includes all public schools, classes, and courses of instruction. In addition, all services and activities directly related to education in the district, which are under the districts school officials' directions, are included in the state system.

Since 2003, and updated annually, the Interlocal Agreement for Public School Facility Planning is signed by the City of Punta Gorda and the School Board of Charlotte County. The School Board has membership on the City's Development Review Committee (DRC), and has direct input on development matters that affect school facilities and may offer testimony to the City's appointed and elected officials. Section 1013.33, *Florida Statutes,* requires that the location of public educational facilities be consistent with the comprehensive plan. The Public School Board, in accordance with the Interlocal School Agreement, appointed a representative to review staff reports dealing with projects that might impact the school system. The City's Comprehensive Plan establishes policies that facilitate effective communication. The implementation of the Interlocal School Agreement (ILA) provides the formal process for coordination of information to all parties regarding comprehensive land use and school facilities planning issues.

Recognizing the importance of planning for public schools, the 2005 Florida Legislature enacted legislation amending sections 163.3180 and 163.3177(12), *Florida Statutes*, mandating the implementation of public school concurrency supported by data and analysis. The data, inventory, and analysis contained in the *Public Schools Facilities Element* details the methods that have been employed to support the Charlotte County School Concurrency program and ensure that public school capacity needs are met. This data and related analysis continues to be used to plan school facilities, anticipate growth, and identify revenue requirements and sources. It verifies that a financially feasible school concurrency program, which will achieve and maintain an adopted level of service for schools in Charlotte County, can be established.

The data and analysis necessary to adopt a public school concurrency program is consistent with the amended Interlocal Agreement for Public School Facility Planning (Attachment A), chapters 163.31777 and 1013,*Fla. Stat*.

The data, inventory, and analysis along with the goals, objectives, and policies establish the basis for coordination between the school board and local governments for public school planning. They also provide for the review and approval of residential development to ensure that school capacity, at the adopted level of service standard, is available prior to, or concurrent with, the student impact associated with residential development.

Many agreements are in place with the School Board to assist emergency management during disastrous events. These prior agreements include use of school facilities and school buses to provide shelter, transportation, and temporary staging areas necessary during a declared state or local emergency. The City will continue to work closely with the school system in providing additional services for emergency situations.

As the cost of constructing public facilities increases, it makes sense to utilize and share current facilities whenever possible. In accordance with chapter 163, *Florida Statutes*, government units are encouraged to enter into interlocal agreements to cooperate with one another on a basis of mutual benefit. This includes utilizing existing property, buildings, and facilities for educational and recreational purposes, imparting a substantial savings to the public.

Independent Districts

West Coast Inland Navigation District (WCIND)

The West Coast Inland Navigation District (WCIND) is "a multi-county special taxing body, covering Manatee, Sarasota, Charlotte, and Lee counties, encompassing an estimated 1.8 million people". (WCIND) WCIND assists in the planning and implementation of waterway projects that promote safe navigation and the enjoyment of water-based activities, such as boating, fishing, and beach recreation.

WCIND's programs include:

- Maintaining and enhancing public navigation channels and inlets, boating access facilities, waterfront parks, and piers;
- Providing leadership in waterway resource-based stewardship by encouraging boating safety and environmental education; and
- Enhancing the regional economic base while preserving the environment and the quality of life in Southwest Florida.

Because of the common interest of the City and the County in Charlotte Harbor, and as the city continues to expand its waterfront development, communication needs to continue through the county to ensure the city plans and issues are addressed properly and assistance is properly coordinated.

Charlotte Soil and Water Conservation District (CSWCD)

The Charlotte Soil and Water Conservation District (CSWCD) is an elected body that works with the USDA/Natural Resource Conservation Service and Florida Department of Agriculture and Consumer Services staff on issues such as soil analysis and water conservation. The CSWCD also has the power to tax, hire staff, receive grants, and work on projects.

This independent district is primarily concerned with activities related to agriculture in Charlotte County. However, city residents may become citizen members as the actions of these bodies do benefit the city. Although primary coordination responsibilities are between the district's directors and appropriate County staff, the City should be kept informed.

Water Management Districts

The City of Punta Gorda is located within the Southwest Florida Water Management District (SWFWMD). SWFWMD is the central planning and regulatory agency for water resource planning and flood control. It also reviews and approves water withdrawal requests for consumptive use and stormwater management plans for development. The SWFWMD is overseen by its Governing Board and also has eight (8) Basin Boards, including the Peace River Basin Board area that encompasses Punta Gorda.

The Basin Boards provide funding for various local government projects. One of SWFWMD's key programs for building partnerships and working with stakeholders in the Charlotte Harbor watershed, and throughout SWFWMD is the Cooperative Funding Initiative (CFI). The CFI covers up to 50% of the cost of projects that help create sustainable water resources, enhance conservation efforts, restore natural systems, and provide flood protection. All CFI funding decisions are made by volunteer Governing Board members who are well informed on the specific resources and challenges within their areas.

It is the Basin Board's prerogative and authority to fund or not to fund a project depending on the amount of money available. The SWFWMD does not oversee the boards, but rather, supports them in administrative and technical areas that previously consisted of funded research and capital projects that included a local stormwater study, a reclaimed water study, and an aquifer storage study. The District is the agency that regulates the quantities to be withdrawn from a source such as the Peace River. The Peace River/Manasota Regional Water Supply Authority is the entity that governs the quantities of water to be allocated or sold to its members' governments.

The Southwest Florida Water Management District (SWFWMD) continues to coordinate water resource planning, permitting, and drainage control. Primary coordination responsibility remains with the City's Utilities and Public Works Departments.

Regional Planning Agencies

The City of Punta Gorda and Charlotte County continue to be members of the Southwest Florida Regional Planning Council (SWFRPC), which was established pursuant to chapter 186, *Florida Statutes*. The SWFRPC plays a critical role in the comprehensive planning process. Elected officials from the City and the County participate actively on the SWFRPC board, which comprises representatives from Charlotte, Collier, Glades, Hendry, Lee, and Sarasota Counties, and the various municipalities within those counties. Map #64 – Southwest Florida Regional Planning Council (SFEPC) Participants, identifies those counties which participate in the SWFRPC.

Planning staff from Punta Gorda and Charlotte County participate with planners from other local governments in the region on the SWFRPC Technical Advisory Committee (SWFRPC-TAC) and review such issues as Developments of Regional Impact (DRI). The SWFRPC-TAC also reviews City plans, plan amendments, evaluation and appraisal reports, and any DRI's. The City's Comprehensive Plan must ensure consistency with the SWFRPC's Strategic Regional Policy Plan. The SWFRPC-TAC is an important forum for the exchange of information of common interest (e.g., DEO rules) and communication with state agencies. Lastly, the SWFRPC staff is an important source of technical assistance on a wide variety of planning issues ranging from hurricane evacuation to housing.

Map #64 - Southwest Florida Regional Planning Council (SFRPC) Participants



The SWFRPC is responsible for the *Strategic Regional Policy Plan,* which includes the five mandatory issues of affordable housing, economic development, emergency preparedness, natural resources, and transportation. This document contains a description of the region as a whole and the goals, strategies, and actions necessary to be implemented for the region to develop concurrently.

State Agencies

Florida Department of Economic Opportunity (DEO)

The Florida DEO, previously known as the Florida Department of Community Affairs, assists the Governor in advancing state's economic development vision. It administers state and federal programs and initiatives to help visitors, citizens, businesses, and communities. In 2011, the legislature revised the procedures for the submittal and adoption of comprehensive plan amendments, allowing local governments to have more discretion in determining their future development by implementing an expedited State review process, which shortens the review time and allows for submittal of amendments throughout the year, removing the twice per calendar year limitation.

Florida Department of Environmental Protection (DEP)

The merger of the Florida Department of Environmental Regulation and the Florida Department of Natural Resources (FDNR) resulted in the creation of Florida Department of Environmental Protection (FDEP). FDEP is the lead agency in state government for environmental management and stewardship. Its main objectives are to protect and manage Florida's air, water, and land. The FDEP is divided into three primary areas: regulatory programs, land and recreation, and planning and management. Their priorities include restoring the Everglades; improving air quality; restoring and

protecting the water quality in our springs, lakes, rivers and coastal waters; conserving environmentally-sensitive lands; and providing citizens and visitors with recreational opportunities, now and in the future.

While the FDEP had a role in planning and plan amendment review, its relationship with the City of Punta Gorda was based primarily on plan implementation. Managing the impacts of continued growth on the natural environment is a FDEP concern that reaches many elements of the Comprehensive Plan. An example of coordination with FDEP is the City's oyster reef restoration project along Trabue Park. The project is a collective partnership between the City, CHNEP, The Nature Conservancy (TNC), and the FDEP's Charlotte Harbor Aquatic Preserves. The City's relationship with the FDEP is important and affects the *Infrastructure*, *Capital Improvements*, *Conservation, Coastal Management*, and *Future Land Use Elements*, especially as the city continues to grow.

Florida Department of Transportation (FDOT)

The Florida Department of Transportation (FDOT) has a major role in the planning and implementation of the transportation components of the Comprehensive Plan. This role affects the planning and implementation of the *Future Land Use Element* as well, although to a lesser extent since that element must reflect an adequate ability to move people and goods. There are six districts under FDOT and the City lies within District One, Southwest Florida. FDOT District One covers the following six (6) Metropolitan Planning Organizations (MPOs) which cover all twelve (12) Counties in the District:

MPO/TPO:

1. Polk TPO
    - Polk County
2. Sarasota-Manatee MPO
    - Manatee County
    - Sarasota County
3. Charlotte County-Punta Gorda MPO
    - Charlotte County
4. Lee County MPO
    - Lee County
5. Collier MPO
    - Collier County
6. Heartland Regional TPO
    - DeSoto County
    - Glades County
    - Hardee County
    - Hendry County
    - Highlands County
    - Okeechobee County

The Charlotte County-City of Punta Gorda Metropolitan Planning Organization (MPO) is an intergovernmental transportation planning agency required by state and federal law in urbanized areas with populations of more than 50,000 in order for surface transportation projects to be eligible for federal Highway Trust Fund dollars. The MPO Board consists of elected officials from Charlotte County and the City of Punta Gorda along with an Airport Authority Commissioner. The Florida Department of Transportation (FDOT) Secretary, District One, has a non-elected official on the Board. The MPO Board's policies are implemented by its staff.

The MPO is responsible for conducting a continuing, cooperative, and comprehensive transportation planning process through the development of a Long-Range Transportation Plan, Transit Development Plan, 5-year Transportation Improvement Plan

(http://www.ccmpo.com/joomla4/attachments/CC-PGMPO_2040LRTP_Oct2015_ExecutiveSummary_Web.pdf) and other special purpose plans for all of Charlotte County. These plans account for the movement of both people and goods within and throughout the county by all modes of travel including highways, public transportation, bicycles, and foot. It also plans for the connections (such as airports, seaports, or bus, railroad, and pipeline terminals) linking these modes.

The Charlotte County-City of Punta Gorda Metropolitan Planning Organization (MPO) continues to coordinate City and County efforts with the FDOT for all transportation issues related to the comprehensive plan process. The MPO also plans regionally through intergovernmental agreements with the Sarasota/Manatee MPO and the Lee County MPO.

Florida Fish and Wildlife Conservation Commission (FWC)

This agency is responsible for classifying habitat areas throughout the state and for preserving listed plant and animal species. Its responsibility includes the managing of fish and wildlife resources for their long-term well-being and for the benefit of people. Included under the executive director's supervision is the Fish and Wildlife Research Institute (FWRI) (http://myfwc.com/research/).

Florida Statute charges the FWRI with these responsibilities:

- Monitoring marine and freshwater resources, wildlife, and habitats;
- Developing and implementing techniques for restoring plant and animal species and their habitats;
- Providing technical support when oil spills and human-related or natural disasters occur;
- Monitoring red tide and providing technical support for state and local government public health concerns; and
- Providing fish and wildlife research technical results to state and local governments.

In 1994, the agency published *Closing the Gaps in Florida's Wildlife Habitat Conservation System*. The study identified strategic habitat areas east of the C.M. Webb area into Hardee County, southwest Charlotte County in the Charlotte Flatwoods area, and in the western part of Charlotte County. The 1994 report, no longer available on line, was updated in 2009 and is *Wildlife Habitat Conservation Needs in Florida: Updated Recommendations for Strategic Habitat Conservation Areas*, https://myfwc.com/media/12976/tr15whneeds.pdf. The results of this project have re-identified Strategic Habitat Conservation Areas for a new selection of focal species, including many species that were in the original 1994 report, examined existing and potential habitats for various species, and recommended priorities for preservation land acquisition through the Preservation 2000 program and the current Florida Forever Program.

The relationship of the City's Comprehensive Plan to the Florida Fish and Wildlife Conservation Commission (FWC) is examined in the *Conservation and Coastal Management Elements*. Coordination with the agency resulted in acquisition of additional lands in the Charlotte Flatwoods through the Preservation 2000 program. Coordination primarily occurs between City Planning staff and FWC staff and affects the C*onservation, Coastal Management,* and the *Future Land Use Elements.*

Florida Department of State

Intergovernmental coordination with the Florida Department of State occurs through the Division of Historical Resources. Historical resources planning in Punta Gorda was carried out in the context of the Downtown Redevelopment Plan, which was developed with input from the City Revitalization Committee, Historic Preservation Advisory Board, and public input.

Since historic resources are fairly limited, the scope of coordination between the Division of Historical Resources and the City is limited. Collaboration here primarily affects the *Historic* and *Future Land Use Elements*.

Environmental Health, Florida Department of Health (formerly the Florida Department of Health and Rehabilitative Services)

Environmental Health is a State agency that works to prevent diseases of environmental origin. Environmental Health activities focus on prevention, preparedness, and education, and are implemented through routine monitoring, education, surveillance, and sampling of facilities and conditions that may contribute to the occurrence or transmission of disease. Although the former agency HRS was a large state agency focused primarily on human services, it was also responsible for the permitting of septic tanks. Punta Gorda was not directly involved in septic tank issues, but was indirectly involved with the Department's review of sanitary mains or other related facilities prior to installation.

Florida Housing Finance Corporation (FHFC)

The Florida Housing Finance Corporation's (FHFC) role is to assist residents in obtaining safe, decent housing that might otherwise be unavailable to them. The FHFS's Board of Directors and staff are continuing to work to increase affordable housing opportunities for Floridians, ensure that FHFC's programs are well matched to housing needs, and communicate the importance of affordable housing to Florida's communities. The agency is a part of the DEO and has an intergovernmental coordination relationship with the City and the County concerning affordable housing through the State Housing Initiatives Program (SHIP).

The coordination is generally through the Charlotte County Budget Office that manages the City's SHIP allocation for affordable housing programs. The SHIP plan is coordinated with the *Housing Element*.

Florida Division of Emergency Management

The Florida Division of Emergency Management (FDEM) plans for and responds to both natural and man-made disasters. These range from floods and hurricanes to incidents involving hazardous materials or nuclear power. The division prepares and implements a statewide Comprehensive Emergency Management Plan, and routinely conducts extensive exercises to test state and county emergency response capabilities in concert with their partners, FEMA and the State Emergency Response Team (SERT). The FDEM is tasked with implementing mutual aid programs at the local, state, and federal level. These programs are components of emergency response planning, management, and recovery operations. The City of Punta Gorda entered into the Statewide Mutual Aid Agreement to receive emergency resources from other municipalities after Hurricane Ian that helped to recover water and wastewater operations. The Wastewater Mutual Aid Program is coordinated through the *Infrastructure Element*.

Federal Agencies

Federal Communications Commission (FCC)

The intergovernmental coordination with the Federal Communications Commission (FCC) is rather limited. It is restricted primarily to regulations affecting the height of transmission towers or receiving antennae, or the location of transmission lines or other communication infrastructure. The near-term review of the City's Land Development Regulations (LDRs) has recognized FCC jurisdiction and rules preempt local legislation. Coordination

continues to be good with the process involving mainly the City Attorney and City Planning staff. Coordination could affect the *Future Land Use* and *Transportation Elements*.

Environmental Protection Agency (EPA)

The relationship between the City and the U.S. Environmental Protection Agency (EPA) involves the agency's responsibilities for prescribing quality standards for potable water, sanitary sewer operations, and stormwater quality. The permitting and monitoring processes continue to provide the opportunity for regular coordination between the EPA and the City's Utility Department regarding infrastructure, conservation, coastal management, and future land use. Coordination with EPA is useful to the comprehensive planning process and the quality of the relationship is good. Coordination is primarily between agency staff and the City's Utility Department.

Army Corps of Engineers

The Army Corps of Engineers (USACoE) has jurisdictional responsibility over the navigable waters of the United States and over wetlands. Clearing and filling activities in wetlands require permits from the USACoE. Dredging, filling, and construction activities in Charlotte Harbor all require permits from them as well. Area-wide drainage improvements contemplated in the Stormwater Section of the *Infrastructure Element* should be planned in consultation with the USACoE because of the potential impact on wetlands. Development plan review continues to be an opportunity to satisfy comprehensive plan policies through completion of Corps' requirements for wetlands protection. Coordination is generally between agency staff and the City's Planning and Public Works Department staff.

Federal Aviation Administration (FAA)

As a result of the federal Aviation Administration's (FAA's) regulatory authority over the Charlotte County Airport, coordination is through the MPO and the Charlotte County Development Authority that manages the airport. The FAA's authority governs aviation facilities and airspace; this agency monitors facilities planning ranging from transportation to land use through the Charlotte County Development Authority. Coordination continues to be adequate.

Federal Highway Administration (FHA)

On November 15, 2021, the U.S. President signed the Infrastructure Investment and Jobs Act (IIJA) (Public Law 117-58, also known as the "Bipartisan Infrastructure Law") into law. The Bipartisan Infrastructure Law is the largest, long-term investment in infrastructure and economy in our nation's history. It provides $550 billion, over fiscal years 2022 through 2026, for new Federal investment in infrastructure projects, including in roads, bridges, mass transit, water infrastructure, resilience, and broadband. New programs under the Bipartisan Infrastructure Law focus on key infrastructure priorities such as rehabilitating bridges in critical need of repair, reducing carbon emissions, increasing system resilience, removing barriers to connecting communities, and improving mobility and access to economic opportunity. Many of the new programs include eligibility for local governments and MPOs.

Additionally, the FHA has focused and shall continue to focus on working closely with stakeholders to ensure that local communities are able to build multimodal, sustainable projects ranging from passenger rail and transit to bicycle and pedestrian paths.

United States Department of Housing and Urban Development (HUD)

The United States Department of Housing and Urban Development had an intergovernmental coordination relationship with the City of Punta Gorda through the Community Development Block Grant (CDBG) program. Punta Gorda is an entitlement community receiving CDBG funds directly from HUD. HUD relationships also exist with the Punta Gorda Housing Authority (PGHA) for public housing and the Section 8 Rental Assistance Program.

Cooperative relationships between the City, HUD, and FEMA are effective in carrying out the City's *Housing Element's* goals, objectives, and policies. The relationships generally work well in terms of communication. Coordination is between City Planning staff and HUD staff. Coordination works well and potentially affects the *Housing, Future Land Use, Infrastructure, Recreation and Open Spaces, and Capital Improvements Elements*.

United States Department of Interior

The United States Department of the Interior, through enforcement of the Historic Preservation Act by State Historic Preservation Offices, has an indirect intergovernmental relationship with Punta Gorda and Charlotte County. The agency is responsible for the National Register of Historic Places and Punta Gorda has a National Register Historic district and seven (7) individual properties listed on the National Register. Punta Gorda, a little over 140 years old, had some historic building stock that played an important role in the initial revitalization of downtown. However, the coordination relationship between the agency and the City is likely to be limited since most of the building stock is so new. Coordination would be through Urban Design staff and would affect mostly the *Future Land Use Element*, the *Housing Element* and the *Historic Element*. Coordination continues to remain good.

Florida Department of State

As a coastal community with a harbor heavily utilized by leisure boaters and to a lesser extent, commercial fishermen, Charlotte County and Punta Gorda have a relationship with the United States Coast Guard. However, due to the lack of a commercial port, much of the relationship was not intergovernmental but between the agency and individuals. A more direct intergovernmental relationship exists between local law enforcement units and the Florida Marine Patrol in policing activities such as unsafe boating and illegal net fishing. The agency's educational, law enforcement, and emergency resource functions have little direct bearing on the Comprehensive Plan.

Limited intergovernmental coordination with the Department of State occurs through the Division of Historical Resources and the Florida Historical Commission (FHC), which assists the Division in carrying out its duties. The FHC was established in 2001 by the Florida Legislature (section 267.0612, *Florida Statutes*) to enhance public participation and involvement in the preservation and protection of the state's historic and archaeological sites and properties. The Division of Historical Resources has some bearing on the *Historic Element* of the City's Comprehensive Plan.

United States Department of Agriculture (USDA)

The coordination with the United States Department of Agriculture (USDA) is primarily through the Charlotte Soil and Water Conservation District (SWCD). It works primarily with the USDA's Natural Resources Conservation Service (NRCS). The SWCD was organized for the purpose of developing a program of management and conservation of the soil, water, and related natural resources of the county, and encourage voluntary conservation practices on privately-owned land. An indirect link with the USDA through the Cooperative Extension Service was thought to be helpful in formulating and implementing landscaping programs and

regulations. Coordination with the USDA continues to occur through the CSWCS.

United States Fish and Wildlife Service (FWS)

The United States Fish and Wildlife Service is responsible for managing and enforcing the Endangered Species Act. This act is important as part of the conservation policies of the Comprehensive Plan. FWS also issues permits for activities that may disturb endangered or threatened species, which would otherwise be prohibited. Although, currently the City has little to do with this department, it may play a bigger role as the City's development increases through annexation.

Coastal and Heartland National Estuary Partnership (CHNEP)

The Coastal and Heartland National Estuary Partnership (CHNEP) is a partnership of citizens, elected officials, and resource managers working to improve the water quality and ecological integrity of the greater Charlotte Harbor. CHNEP's territory encompasses the watershed estuarine system from Venice in Sarasota County to Bonita Springs in Lee County to Winter Haven in Polk County.

The National Estuary Partnership (NEP) was established under Section 320 of the 1987 Clean Water Act (CWA) Amendments as a U.S. Environmental Protection Agency (EPA) place-based program to protect and restore estuaries of national significance. Section 320 of the CWA calls for each NEP to develop and implement a Comprehensive Conservation and Management Plan (CCMP). The CCMP is a long-term plan that contains specific priority actions designed to address water quality, habitat preservation, hydrologic restoration, and public environmental education challenges in its estuarine watershed.

A cooperative decision-making process is used within the program to address diverse resource management concerns in the 4,400-square-mile CHNEP study area. Many of these partners also financially support the program, which, in turn, affords the program opportunities to fund projects. The CHNEP is guided by four committees to fulfill a plan to protect the natural environment of southwest Florida.

V. COORDINATION & SPECIFIC PLAN ELEMENTS

The City's Comprehensive Plan

The Department of Economic Opportunity (DEO), previously known as the Department of Community Affairs, focuses on workforce programs, community development opportunities, and economic development initiatives and programs. Their mission is to assist the Governor in advancing Florida's economic development and by administering State and Federal programs to help visitors, citizens, businesses, and communities. The 2011 changes to State legislation, known as the Community Planning Act, allow the local governments to have more control in future development. The legislature revised the procedures for the submittal and adoption of comprehensive plan amendments. The Act focuses on reducing the review time of Comprehensive Plan Amendments and removes the twice-per-calendar-year limitation for all large-scale amendments.

Coordination efforts between the City and other governmental agencies are employed through the different elements of the Comprehensive Plan.

Future Land Use Element

The City of Punta Gorda could be impacted by changes in Map #5 – Punta Gorda Future Land Use (FLUM) classifications of property within the city, in unincorporated Charlotte County or by changes in land development regulations affecting such property. A

reciprocal relationship exists with respect to the impact of such changes in the city on surrounding properties in the unincorporated county. Changes in allowable use, density, and intensity are a fundamental area in need of coordination because such changes may alter utilities demand, transportation demand, demand for other facilities and services, and the development potential of surrounding properties.

The coordination and implementation of the City's Annexation and Utilities Extension Strategy will result in a rational extension of utilities which appropriately uses available capacities and discourages urban sprawl by managing growth. Coordination on these issues can occur through the semi-annual, and as needed, joint workshops between the City Council and the County Commission. This forum is also appropriate for achieving joint solutions on issues of drainage and solid waste and any jointly developed recreational facilities

Conservation and Coastal Management Elements

The *Conservation* and *Coastal Management Elements* reviews a variety of issues that require coordination with the Southwest Florida Water Management District (SWFWMD), the Florida Department of Environmental Protection (FDEP), The Florida Fish and Wildlife Conservation Commission (FFWCC), and the US Army Corps of Engineers (USACoE). While the City recognizes these agencies as the lead authority in the enforcement and review of development projects requiring environmental permitting, the City provides the local information to the agencies for them to complete their review. This coordination allows for a thorough review of all issues and impacts resulting from a project, ensuring that it is compliant with, aesthetically desirable, and beneficial to all involved.

Charlotte Harbor is the most important natural resource to the city of Punta Gorda and protection of the harbor is imperative. Charlotte Harbor is included in the National Estuary Program, (NEP) since 1995. The NEP is administered by the Environmental Protection Agency (EPA). Completed in 2000, The Harbor's Comprehensive Conservation and Management Plan and subsequent updates is administered through the Coastal and Heartland National Estuary Partnership (CHNEP). The CHNEP is the sole authority in the management of the plan. The CHNEP is administered by the Southwest Florida Regional Planning Council (SWFRPC) with technical assistance from Mote Marine Laboratory in Sarasota.

The Coastal Charlotte Harbor Monitoring Network (CCHMN) is a monthly water quality monitoring network managed by the CHNEP and co-funded by the SWFWMD. SWFWMD and its partners have been collecting water quality data since 1993. Since 2001, the CCHMN uses a stratified random sampling design where 60 randomly selected field sites are collected across 10 waterbodies. The empirical data collected is used to create an optical model of Charlotte Harbor and Lemon Bay. The model allows resource managers to understand light loss with depth based on changing water quality conditions. This information is then compared to seagrass data to better explain seagrass status and trends.

The water management districts complete District Water Management Plans consistent with the requirements of Section 373.036, *Florida Statutes,* and Rule 62-40.520, *Florida Administrative Code*. The plans provide long-range comprehensive guidelines for four areas of responsibility: water supply, flood protection, floodplain management, and water quality and natural systems. All issues are covered by policies within the *Coastal* and *Conservation Management Elements*. The City along with the County, coordinate policies between the water management districts to ensure compatibility with the long range plans and the strategic environmental protection policies established by the City.

Infrastructure Element

Coordination in public facilities occurs as a matter of necessity. As previously mentioned, the City coordinates stormwater management and environmental protection projects with the Southwest Florida Water Management District (SWFWMD), the Florida Department of Environmental Protection (FDEP), The Florida Fish and Wildlife Conservation Commission (FFWCC), and the US Army Corps of Engineers (USACoE). Coordination between the City's and the County's Public Works staff, the respective advisory boards, as well as the governing bodies on stormwater management increased due to implementation of the federally mandated National Pollutant Discharge Elimination System (NPDES) Act.

The City coordinates solid waste issues with the County through an interlocal agreement to promote public awareness, support, and cooperation in solid waste management and recycling programs.

With regards to the Utilities Department, Punta Gorda services the city and extends into a portion of unincorporated Charlotte County adjacent to the city. The respective utilities staff and elected officials are holding joint meetings in an effort to arrive at an agreement.

In addition to the above agreement, the City partnered with the County and the Peace River/Manasota Regional Water Supply Authority to allow an interconnect agreement with the City. The City's interconnect with the Peace River/Manasota Regional water Supply Authority allows for connection to other water systems during emergency situations.

Coordination exists between Florida Power and Light for land use and traffic circulation. Similar coordination exists between the phone and cable companies. Coordination is generally at a development-review level to avoid conflicts with utility easements and infrastructure.

Housing Element

Together Punta Gorda and unincorporated portions of Charlotte County will serve a diverse housing market in south Charlotte County. Therefore the City and the County must work in concert to ensure that the further development of varied housing resources will meet housing needs described in the respective *Housing Element* of the City of Punta Gorda and Charlotte County Comprehensive Plans. The semi-annual and as needed joint workshops of the City Council and County Commission provide coordination on broad policy issues and staff level coordination will occur with the SHIP program and other efforts.

Some of the coordination efforts with the *Housing Element* policies are as follows:

- The Housing Corporation of Charlotte County Incorporated contracts with Charlotte County to administer the City's and County's State Housing Initiative Partnership Program (SHIP). The City of Punta Gorda, as a Community Development Block Grant (CDBG) entitlement community, can, in a limited way, assist in the support of affordable housing initiatives.
- The Charlotte County Affordable Housing Advisory Committee (AHAC) provides a forum for local agencies and citizens in housing matters, including SHIP funding and the facilitation and coordination of SHIP and CDBG planning processes.
- The Florida Housing Finance Corporation (FHFC) deals with affordable housing projects and works with both the City and the County. The SHIP program addresses the affordable

housing needs of the City and the County as well as providing funding for housing.

- The Charlotte County Housing Finance Authority has the ability to issue bonds for affordable housing projects.
- The Punta Gorda Housing Authority (PGHA) manages a Section 8 Voucher program, which serves both the city and the county.
- HUD has an intergovernmental coordination relationship with the City of Punta Gorda through the CDBG funds. HUD relationships also exist with the PGHA for Public Housing and the Section 8 Voucher Program.

All of the above relationships assist the City in fulfilling the affordable housing goals and objectives outlined in the *Housing Element*.

Recreation and Open Spaces Element

The City's Comprehensive Plan has a *Recreation and Open Spaces Element* that establishes level of service standards for recreational facilities. The City has coordinated with the County and the Florida Department of Environmental Protection in the acquisition of property for preservation.

Other organizations, such as the Charlotte Harbor Environmental Center (CHEC), active with the County's archaeological heritage, provides coordination between various levels of government. CHEC is a not-for-profit organization composed of four corporate members: Charlotte County, the City of Punta Gorda, the Charlotte County School Board, and the Peace River Audubon Society. Each member supports CHEC through policy directives, financial assistance, and donations of in-kind services. The City relies on outside organizations and community groups to promote and maintain many city parks. Future growth may require the City look at and increase the current staff or possibly create a new Parks and Recreation Department.

Transportation Element

Intergovernmental coordination of transportation issues is extremely important when it comes to development of projects. The coordination and implementation of local plans with the *Transportation Element* ensures the planning of an integrated transportation system meeting the needs of the City, the County, and the region. The Charlotte County-City of Punta Gorda Metropolitan Planning Organization (MPO) continues to coordinate City and County efforts with FDOT for all transportation issues related to the City's Comprehensive Plan process. The MPO works with both Charlotte County and the City of Punta Gorda in creating a Long-Range Transportation Plan (LRTP) consistent with the elements of both entities. This strategy has resulted in complimentary goals, objectives, and policies within the respective *Transportation Elements*. Coordination on the local issues occurs through the semi-annual and as needed joint workshops between the City Council and the County Commission.

In 2003, the Charlotte County–Punta Gorda MPO signed an interlocal agreement with the Sarasota–Manatee MPO. This agreement, formulated in accordance with section 339.175, *Florida Statutes,* supports coordination of policies through development of a joint, regional, long-range transportation plan and joint, regional project priorities. The agreement advances coordination of transportation plans between Charlotte and Sarasota Counties. On July 9, 2013, the Charlotte County-Punta Gorda MPO and the Sarasota-Manatee MPO agreed to continue with joint regional coordination.

Future agreements and coordination efforts regarding regional transportation issues and their relation to land use will also be needed with Lee County. Coordination can be performed through the

Southwest Florida Regional Planning Council (SWFRPC) and the Charlotte County-Punta Gorda Metropolitan Planning Organization (MPO). The Charlotte County-Punta Gorda MPO coordinates transportation issues with the SWFRPC, the Lee County MPO and Lee County transportation agencies. Issues include transportation facilities and maintenance of roadways in the Burnt Store Road Corridor Area and regional transportation facilities affected by Babcock Ranch. The future development of these transportation facilities will have significant impacts on Lee County.

The City and County have agreements for the maintenance of traffic signals as well as to provide street stripping services on request. The City and the County have previously entered into agreements to complete road and drainage improvements along roads that straddle the border. Both departments continue to work together to coordinate efforts that will provide high-quality services to their customers.

Public School Facilities Element

The *Public Schools Facilities Element,* by virtue of the overall growth management strategies, analyzes the direction and intensity of future growth identified in the *Future Land Use Element*. Coordination between Charlotte County, the School Board, and the City is necessary as projects may serve multiple jurisdictions, construction impacts may cross jurisdictional boundaries, and improved efficiencies may reduce project costs.

In May 2003, the Charlotte County Board of Commissioners, the City of Punta Gorda, and the Charlotte County School Board adopted an Interlocal Agreement for School Facility Planning in agreement with section 163.3177(6)(h)1 and 2, *Florida Statutes*. The agreement provides a formal process for maintaining the coordination among all parties regarding comprehensive land use and school facilities planning issues. In 2008, this Interlocal Agreement was updated to reflect changes in growth management legislation, including provisions for school concurrency. It is now called, the Updated Interlocal Agreement for Coordinated Planning and School Concurrency. Minor revisions were made to it in May of 2009 and again in May 2010.

In support of the agreement, the Board of County Commissioners (BCC) conducts an annual meeting with the Punta Gorda City Council and the School Board to facilitate communication and encourage coordination. At the meeting, issues such as changes in land use, school siting, and population changes are discussed in hopes of establishing more meaningful cooperation regarding the range of issues related to school siting. In addition to the issues identified above, the Staff Working Group, which is made up of County, City, and School District staff, also meets regularly to discuss traffic implications, utility provision, impacts of development (school concurrency) and LOS for schools.

Historic Element

Although not a required element, the City has adopted a *Historic Element,* which was requested by the community during public workshops. This element increases public awareness of the rich cultural heritage of the city and enhances community pride. The education of our population about the importance of historical preservation is a catalyst for economic development, cultural heritage maintenance, and sustainable tourism.

The United States Department of the Interior has an indirect intergovernmental relationship with local governments through which it coordinates enforcement of the Historic Preservation Act through State's Division of Historical Resources. The agency is responsible for the National Register of Historic Places. The City identifies and manages historic and archaeological resources within its corporate limits.

Capital Improvements Element

The *Capital Improvements Element* lays out the groundwork for investment in the capital facilities rooted in the *Transportation, Infrastructure, Recreation and Open Spaces,* and *Future Land Use Elements*. Capital improvements utilizing local, State, or Federal funding requires coordination through a financially feasible capital improvement plan. The coordination of these issues is necessary as projects may serve multiple jurisdictions, construction impacts may cross jurisdictional boundaries, efficiencies might be gained through shared facilities, and various permitting agencies may be involved. The coordination process ensures local governments and the agencies address the impacts and mitigation across the jurisdictional boundaries.

There are no permanent bodies in existence whose sole purpose is to coordinate intergovernmental relations in regard to capital improvements. As capital improvement projects are proposed, those groups involved coordinate amongst themselves. Therefore, it is important to maintain good communication between all entities.

Community Facilities and Services Element

The *Community Facilities and Services Element* identifies and describes the locations and arrangements of the city's facilities and the services provided. The facilities and services may be considered the "social infrastructure" that is integral to the standard of living enjoyed by the city's and visitors. Included in this element are general government administration and operations, utilities, fire and emergency medical services, police, and all other city facilities and services.

There are numerous interlocal agreements regarding fire and emergency medical services. The City of Punta Gorda shares automatic mutual aid with the Charlotte County/EMS Department. If one fire department needs help, the neighboring fire departments will provide assistance, as is the case with the City of Cape Coral and North Fort Myers Fire Departments. The Bayshore interlocal agreement stipulates that Charlotte County Fire/EMS pays for three fire fighters and a portion of the administration costs, and supplies the facilities and equipment for Station 9 in Punta Gorda. The Bayshore Fire Department supplies the rest of the firefighting personnel, and assumes responsibility for fire protection in the southeastern section of the county. The Punta Gorda/Charlotte County agreement is one of mutual aid; each fire department will automatically go one mile within the jurisdiction of the other department. There is also a working agreement between the Punta Gorda City Police and CCSO to provide concurrent services with the Punta Gorda City Police being the initial primary responder within the city limits.

Property Rights Element

In accordance with the provisions of Florida Senate Bill 59 (*Fla. Stat.* § 163.3177(6)(i)), passed during the 2021 Florida Legislative Session and incorporated into the Community Planning Act, the City added the *Property Rights Element* to the Comprehensive Plan. The element ensures that private property owners are considered in local decision-making. It identifies specific property rights to be respected by the local government, and provides standards for transparency, reliability, and predictability concerning long-term investments in the community. Property owners have the following statement of rights:

- The right to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- The right to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

- The right to privacy and to exclude others from the property to protect the owner's possessions and property
- The right to dispose of his or her property through sale or gift.

There are no permanent bodies in existence whose sole purpose is to coordinate intergovernmental relations in regard to property rights. However, Charlotte County's designation as a charter county grants it limited home rule powers, at times allowing the County's regulations to supersede the City's and affording property owners a different set of rights than is given to other Punta Gorda residents. For example, when land is annexed into the city, the amount of allowable density units is determined by the county.

Coordination of Planned Growth and Development within Punta Gorda

The existing pattern of land use in portions of unincorporated Charlotte County, surrounding the City of Punta Gorda, is generally inconsistent with the city's land use pattern. Topics of concern in recent years involve the enforcement of zoning code requirements near city boundaries (high grass and weeds, outside storage, etc.), and development permit conditions for commercial properties along major road corridors leading into the city.

Concern continues regarding land use activities within the Shell Creek and Prairie Creek Watershed, which supplies the city's potable water. In terms of future land use, the city will continue to be concerned that its water supply is protected from potential upstream discharge of hazardous chemicals, agricultural runoff, and contaminated stormwater runoff from increased urban sprawl in these watersheds. Absorption of utility capacities by development in this sparsely developed area, as well as those areas looking to annex into the city, could limit the ability to support continued infill development in and around Punta Gorda.

Beyond the Comprehensive Plan, it is important for Punta Gorda and Charlotte County to communicate the water needs of the additional projects being proposed through the County's planning and development process. These projects include the Burnt Store Road Corridor and most recently the Jones Loop Road area.

In view of the importance of potable water, this issue deserves special consideration. The City's potable water source is protected by Charlotte County's Potable Water Protection Overlay District. This Potable Water Protection Overlay District should be continued by Charlotte County for the Shell Creek and Prairie Creek Watershed area depicted in Map #12 – Charlotte County Watershed Overlay District. Since Prairie Creek provides most of the flow into the City's reservoir and flows out of DeSoto County, DeSoto County is part of the Peace River agreement with Charlotte County.

As a means of further coordinating in the protection of its water supply, City staff proposed Policies 2.3.5 and 2.3.6. be included in Charlotte County's Future Land Use Element to address storage and transmission of hazardous or toxic substances in lands classified as preservation or resource conservation, and those lands located within the Potable Water Protection Overlay District. This type of coordination is critical in protecting the city's water source.

Most recently, state statutes require the coordination of water supply and land use planning by updating or adopting new policies that provide for coordination between local entities and regional water management supply plans. This legislation strengthens the statutory linkage between regional water supply plans prepared by local governments.

Comparison with Southwest Florida Regional Policy Plan

The Southwest Florida Regional Planning Council (SWFRPC) plays a critical role in the comprehensive planning process and facilitates intergovernmental coordination of comprehensive planning

strategies among member southwest Florida counties and municipalities. The SWFRPC is responsible for reviewing plan amendments for consistency with the *Strategic Regional Policy Plan*. The SRPP contains five strategic regional subject areas, which are affordable housing, economic development, emergency preparedness, natural resources, and regional transportation. The SRPP sets forth issues, goals, and policies for each of the strategic regional subject areas and contains a coordination outline that describes the programs and processes of the SWFRPC. This outline will be used for the continuous, coordinated implementation of the regional plan by the constituent local governments.

Comparison with the State Comprehensive Plan

The State of Florida's Comprehensive Plan, contained in chapter 187, *Florida Statutes,* provides long-range policy guidance for the orderly social, economic, and physical growth of the state. It is reviewed every other year by the legislature, and implementation of its policies requires legislative action, unless otherwise specifically authorized by the constitution or law. The State's Comprehensive Plan is intended to be a direction-setting document. Its policies may be implemented only to the extent that financial resources are provided pursuant to legislative appropriation or grants, or appropriations of any other public or private entities. The plan does not create regulatory authority or authorize the adoption of agency rules, criteria, or standards not otherwise authorized by law. The goals and policies contained in the State's Comprehensive Plan should be reasonably applied by local governments where they are economically and environmentally feasible, not contrary to the public interest, and consistent with the protection of private property rights. The State Comprehensive Plan should be applied as a whole and no specific goal or policy applied in isolation from the other goals and policies.

Punta Gorda's Comprehensive Plan Implementation

Punta Gorda's Comprehensive Plan furthers the goal of intergovernmental coordination by providing coordination with local, regional, state, and federal entities; by promoting citizen involvement in the development of the comprehensive plan; and by encouraging the initiation and continued implementation of a citizen-driven community vision process with community goals that will be supported by the City's Comprehensive Plan.

Suggested Changes to Intergovernmental Coordination Process

The City suggests the following process could be studied to improve intergovernmental coordination with the County regarding development activities:

- Continue to pursue an agreement with Charlotte County whereby the City would assume code enforcement responsibilities for property within a certain distance from its boundaries. The applicable code within these areas would be the City code.
- Pursue an agreement with Charlotte County concerning municipal boundaries, utility connection and extension, and annexation. In short, the City's utility service areas described in 2016 Executive Annexation Summary Report are logical growth areas for the City of Punta Gorda for purposes of utility extension, economic development, diversification, and growth that compliments existing city development and avoids urban sprawl. This area should be recognized as the future growth and annexation area for Punta Gorda.
- Ensure protection of the city's Shell Creek and Prairie Creek Reservoir by maintaining the Potable Water Protection Overlay District in Charlotte County. The Watershed Overlay District, as it is now called, as identified in Map #12 -

Charlotte County Watershed Overlay District and by pursuing a similar Potable Water Protection Overlay District with DeSoto County.

Table 9.1A – Federal Agency Matrix of Intergovernmental Relationships

Federal Agency	Element	Coordination Mechanism	Type of Relationship	Responsible Departments
Environmental Protection Agency	Future Land Use Element	Public Notice	Technical Advisory	Urban Design
	Conservation and Coastal Management Elements	Public Notice	Technical Advisory	Urban Design
	Infrastructure Element A. Sanitary Sewer B. Solid Waste C. Drainage	A, B, & C Public Notice	A & B Technical Advisory Funding C. Technical Advisory	A,B, & C Public Works
	Recreation and Open Spaces Element	Public Notice	Technical Advisory	Urban Design Public Works
Army Corps of Engineers	Future Land Use Element	Public Notice	Technical Advisory	Urban Design
	Transportation Element	Public Notice	Technical Advisory Funding	Public Works
	Conservation and Coastal Management Elements	Public Notice	Technical Advisory Funding	Public Works
	Infrastructure Element A. Drainage	Public Notice	Technical Advisory Funding	Urban Design
	Recreation and Open Spaces Element	Public Notice	Technical Advisory	Urban Design
	Capital Improvements Element	Public Notice	Technical Advisory	Urban Design
	Future Land Use Element	Public Notice	Technical Advisory Funding	Urban Design

Natural Resources Conservation Service	Infrastructure Element A. Sanitary Sewer B. Solid Waste C. Drainage	A, B,& C Public Notice	A. Technical Advisory Funding B. Technical Advisory C. Technical Advisory Funding	A, B, C Public Works
	Conservation and Coastal Management Elements	Public Notice	Technical Advisory	Urban Design Public Works
Department of Housing and Urban Development	Housing Element	Public Notice	Technical Advisory Funding	Urban Design
Coast Guard	Transportation Element	Public Notice	Technical Advisory Funding	Urban Design
	Conservation and Coastal Management Elements	Public Notice	Technical Advisory Funding	Urban Design
Department of Agriculture	Housing Element	Public Notice	Technical Advisory Funding	Urban Design
	Conservation and Coastal Management Elements	Public Notice	Technical Advisory Funding	Urban Design
Department of the Interior	Recreation and Open Spaces Element Historic Element	Public Notice	Technical Advisory Funding	Urban Design
US Fish & Wildlife Service	Conservation and Coastal Management Elements	Public Notice	Technical Advisory Funding	Urban Design
Federal Highway Administration	Transportation Element	Public Notice	Technical Advisory Funding	Urban Design
Federal Aviation Administration	Transportation and Future Land Use Elements	Public Notice	Technical Advisory Funding	Urban Design
Coastal and Heartland National Estuary Partnership	Conservation and Coastal Management Elements	Public Notice	Technical Advisory Funding	Urban Design

Source: City of Punta Gorda Urban Design 2023

Table 9.1B – State Agency Matrix of Intergovernmental Relationships

State Agency	Element	Coordination Mechanism	Type of Relationship	Responsible Departments
Department of Economic Opportunity	Future Land Use Element	Formal Public Notice	Technical Advisory Joint Funding Plan Approval	Urban Design
	Transportation Element	Formal Public Notice	Technical Advisory Joint Funding Plan Approval	Urban Design Public Works
	Conservation and Coastal Management Elements	Formal Public Notice	Technical Advisory Plan Approval	Urban Design
	Infrastructure Element	Formal Public Notice	Technical Advisory Plan Approval	Urban Design Utilities
	Recreation and Open Spaces Element	Formal Public Notice	Technical Advisory Plan Approval	Urban Design Public Works/ Parks and Grounds
	Housing Element	Formal Public Notice	Technical Advisory Joint Funding Plan Approval	Urban Design
	Intergovernmental Coordination Element	Formal Public Notice	Technical Advisory Joint Funding Plan Approval	Urban Design
	Capital Improvements Element	Formal Public Notice	Technical Advisory Plan Approval	Urban Design Finance
	Public School Facilities	Formal Public Notice	Technical Advisory Plan Approval	Urban Design All City Departments
	Community Facilities and Services Element Historic Element	Formal Public Notice	Technical Advisory Joint Funding Plan Approval	Urban Design All City Departments

	Property Rights	Formal Public Notice	Technical Advisory Plan Approval	Urban Design All City Departments
Department of Environmental Protection	Future Land Use Element	Formal Public Notice	Technical Advisory	Urban Design
	Transportation Element	Formal Public Notice	Technical Advisory	Urban Design MPO
	Infrastructure Element A. Sanitary Sewer B. Potable Water C. Solid Waste D. Drainage	Formal Public Notice	Technical Advisory A,B,C,D	A & B. Utilities Urban Design C & D Public Works
	Conservation and Coastal Management Elements	Formal Public Notice	Technical Advisory	Urban Design
	Recreation and Open Spaces Element	Formal Public Notice	Technical Advisory	Urban Design Public Works/Parks and Grounds
Department of Transportation	Future Land Use Element	Formal Public Notice	Technical Advisory	Urban Design
	Transportation Element	Formal Public Notice	Shared facilities Technical Advisory Joint Funding	Urban Design MPO / Public Works
	Conservation and Coastal Management Elements	Formal Public Notice	Technical Advisory	Urban Design
	Capital Improvements Element	Formal Public Notice	Technical Advisory Joint Funding	Public Works
	Future Land Use Element	Formal Public Notice	Technical Advisory	Urban Design

Fish and Wildlife Conservation Commission	Conservation and Coastal Management Elements	Formal Public Notice	Technical Advisory	Urban Design
	Recreation and Open Spaces Element	Formal Public Notice	Technical Advisory Shared Facilities	Urban Design Public Works/Parks and Grounds
Department of State (includes Bureau of Historic Preservation and Library Development)	Future Land Use Element	Formal –Public Notice	Technical Advisory Joint Funding	Urban Design
	Conservation and Coastal Management Elements	Formal Public Notice	Technical Advisory Joint Funding	Urban Design
	Recreation and Open Spaces Element	Formal Public Notice	Technical Advisory Joint Funding	Urban Design Public Works Parks and Grounds
	Housing Element	Formal Public Notice	Technical Advisory Joint Funding	Urban Design Bureau of Historic Preservation
	Community Facilities and Services Element Historic Element	Formal Public Notice	Technical Advisory Joint Funding	Urban Design
Department of Law Enforcement	Community Facilities and Services Element	Formal Public Notice	Technical Advisory Joint Funding	City of Punta Gorda Police Department
Department of Environmental Health	Future Land Use Element	Public Notice Technical Advisory	Advisory	Urban Design
	Conservation and Coastal Management Elements	Public Notice Technical Advisory	Technical Advisory	Urban Design
	Infrastructure Element A. Sanitary Sewer B. Portable Water	A. Public Notice B. Public Notice	A. Advisory B. Technical Advisory	A & B. Utilities Urban Design
	Housing Element	Public Notice Technical Advisory	Advisory	Urban Design Finance

	Community Facilities and Services Element	Public Notice Technical Advisory	Advisory Joint Funding	Urban Design Fire/Police Utilities
Florida Housing Corporation	Housing Element	Public Notice	Technical Advisory Joint Funding	Urban Design

Source: City of Punta Gorda Urban Design 2023

Table 9.1C – Regional Agency Matrix of Intergovernmental Relationships

Regional Agency	Element	Coordination Mechanism	Type of Relationship	Responsible Departments
Peace River/Manasota Regional Water Supply Authority	Future Land Use Element	Formal Meetings	Technical Advisory	Urban Design
	Infrastructure Element A. Potable Water	Formal Meetings	Technical Advisory Funding	Utilities
	Conservation and Coastal Management Elements	Formal Meetings	Technical Advisory Funding	Urban Design
Southwest Florida Water Management District	Future Land Use Element	Public Notice Formal Meeting	Technical Advisory Funding	Urban Design
	Infrastructure Element A. Potable Water B. Sanitary Sewer C. Drainage	Public Notice Formal Meeting	A,B, & C Technical Advisory Funding	A & B Utilities A, B, & C Public Works
	Conservation and Coastal Management Elements	Public Notice Formal Meeting	Technical Advisory Funding	Urban Design
	Recreation and Open Spaces Element	Public Notice Formal Meeting	Technical Advisory Funding	Urban Design Public Works/ Parks and Grounds
	Capital Improvements Element	Public Notice Formal Meeting	Technical Advisory Funding	Urban Design Finance

Southwest Florida Regional Planning Council	Future Land Use Element	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design
	Transportation Element	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design Public Works
	Infrastructure Element A. Sanitary Sewer B. Potable Water C. Solid Waste D. Drainage	A, B,C, & D Public Notice Formal Meeting	A, B,C, & D Technical Advisory Joint Services	A & B Utilities Public Works C & D Public Works
	Housing Element	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design
	Conservation and Coastal Management Elements	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design
	Recreation and Open Spaces Element	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design Parks and Grounds
	Capital Improvements Element	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design Finance
	Property Rights	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design Finance
	Public School Facilities	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design Finance

Source: City of Punta Gorda Urban Design 2023

Table 9.1D – Local Government Matrix of Intergovernmental Relationships

Local Government	Element	Coordination Mechanism	Type of Relationship	Responsible Departments
Charlotte County	Future Land Use Element	Informal Coordination	Technical Advisory	Urban Design
	Transportation Element	Informal Coordination	Technical Advisory	Public Works
	Conservation and Coastal Management Elements	Informal Coordination	Technical Advisory	Urban Design
	Infrastructure Element A. Sanitary Sewer B. Potable Water C. Drainage D. Sanitation	A, B, C & D Informal Coordination	A, B, C, & D Technical Advisory	A, B, C, & D Public Works
	Recreation and Open Spaces Element	Informal Coordination	Technical Advisory	Urban Design
	Property Rights	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design Finance
	Public School Facilities	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design Finance
Charlotte Soil and Water Conservation Service	Future Land Use Element	Public Notice	Technical Advisory Funding	Urban Design
	Infrastructure Element D. Sanitary Sewer E. Solid Waste F. Drainage	A, B,& C Public Notice	A. Technical Advisory Funding B. Technical Advisory C. Technical Advisory Funding	A, B, C Public Works
	Conservation and Coastal Management Elements	Public Notice	Technical Advisory	Urban Design Public Works
DeSoto, Sarasota, Glades, & Lee Counties	Future Land Use Element	Informal Coordination	Technical Advisory	Urban Design
	Transportation Element	Informal Coordination	Technical Advisory	Public Works
	Conservation and Coastal Management Elements	Informal Coordination	Technical Advisory	Urban Design
	Infrastructure Element E. Sanitary Sewer F. Potable Water	A,B, & C Informal Coordination	A,B, & C Technical Advisory	A,B & C Public Works

G. Drainage

Source: City of Punta Gorda Urban Design 2023

Table 9.1E – Local Agency Matrix of Intergovernmental Relationships

Local Agency	Element	Coordination Mechanism	Type of Relationship	Responsible Departments
Charlotte County Arts and Humanities	Future Land Use Element	Informal	Advisory	Urban Design
	Recreation and Open Spaces Element	Informal	Joint Funds and Facilities	Urban Design
	Community Facilities & Services Element	Informal	Advisory	Planning Urban Design
Charlotte County Airport Authority	Transportation Element	Technical Advisory Committee/ Adopted Airport Plan	Advisory	Urban Design City Engineering Public Works/MPO
	Future Land Use Element	Approved Plan	Advisory	Urban Design City Engineering
Charlotte County Finance Housing Authority	Housing Element	Advisory	Technical Assistance	Urban Design
Charlotte County Housing Corporation	Housing Element	Advisory	Funding	Clerk's Office Attorney's Office Urban Design
Charlotte County School Board	Future Land Use Element	Technical Advisory Joint Workshops	Formal	Growth Management Urban Design
	Transportation Element	Informal	Advisory	Urban Design
	Conservation and Coastal Management Elements	Informal	Advisory	Urban Design

	Infrastructure	Advisory Interlocal Agreement	Shared Facilities	Urban Design
	Recreation and Open Spaces Element	Technical Advisory Interlocal Agreement	Shared Facilities	Urban Design
	Intergovernmental Coordination Element	Advisory	Shared Facilities	Urban Design
	Capital Improvements Element	Informal	Joint Funding	Urban Design
	Community Facilities and Services Element	Joint Workshops	Advisory/ Shared Facilities	Urban Design
	Public School Facilities	Public Notice Formal Meeting	Technical Advisory Joint Services	Urban Design Finance
Florida Power and Light	Future Land Use Element	Technical Advisory	Shared Facilities	Public Works
	Transportation Element	Technical Element	Advisory	Public Works
Soil and Water Conservation District	Future Land Use Element	Elected Board	Joint Services	Urban Design
	Infrastructure Element Solid Waste Subsection A. Drainage	Elected Board	Joint Services	Public Works A. Sanitation B. Engineering
Private Utilities*	Future Land Use Element	Technical Advisory	Advisory and Services	Utilities
	Infrastructure Element A. Sanitary Sewer B. Potable Water	Technical Advisory	Advisory and Services	Utilities
	Capital Improvements Element	Technical Advisory	Advisory and Services	Finance Utilities

Source: City of Punta Gorda Urban Design 2023
*Private Utilities: Work with a variety of private utilities at different times: telephone, cable, water and sewer

V. GOALS, OBJECTIVES, AND POLICIES

Goal 9.1: The long-term goal of Punta Gorda's intergovernmental coordination efforts is to coordinate plans and plan implementation across jurisdictional boundaries and areas of functional responsibility.

Objective 9.1.1: Punta Gorda will coordinate its Comprehensive Plan and plan implementation with the plans and implementing practices of Charlotte County, the School Board of Charlotte County, the Charlotte County-Punta Gorda MPO, and other entities as necessary.

Policy 9.1.1.1: Punta Gorda will act to establish a formal notification process between the entities and continue to inform the respective Community Development and Urban Design Departments of Charlotte County and Punta Gorda in the following ways:

a) Punta Gorda will continue to provide the Charlotte County's DRC Designee, the City's Development Review Committee (DRC) with the information packet for County staff review and comment.

b) The City will notify Charlotte County of annexations, plan amendments, subdivisions, and zoning actions other than variances and special exceptions.

c) Punta Gorda will request that Charlotte County notify the Urban Design Department of applications for all zoning actions, all subdivisions, and development plan approval requests within the South County Planning District or Charlotte Harbor Community Redevelopment Agency (CRA) area.

d) Upon receipt of notice from Charlotte County, City staff will review and comment, and respond in writing, as to whether the City wishes to participate further in the review process, and the City will request a similar written response from Charlotte County.

Measurement: Existence of written procedures and number of notifications issued between departments.

Policy 9.1.1.2: Punta Gorda will participate in semi-annual and as necessary joint workshops between City Council and the County Commission to discuss and address land use planning or conflicts related to the implementation of either comprehensive plan.

Measurement: Record of participation of City representatives in joint workshops.

Policy: 9.1.1.3: The City will continue to implement the goals, objectives, and policies set forth in the *Public School Facilities Element* in accordance with State statutes, and update as necessary the City Council, County Commission, and the Charlotte County School Board, at the annual joint meeting on school facilities planning.

Measurement: Implementation of the Public School Facilities Element.

Policy 9.1.1.4: The City of Punta Gorda's Urban Design Department staff will implement the current adopted Interlocal Agreement for School Facility Planning in effect with the City, the County, and the School Board by advising an official designated by the School Board of Charlotte County upon receipt of a Development Review Committee (DRC) application pertaining to property inside the most recent city limits boundary map, and the City's DRC will review any proposed expansion on property owned by the School Board. Such review will involve comments on the availability and adequacy of public facilities and infrastructure, and the proposal's relationship to future planned improvements, etc.

Measurement: Existence of written procedure and number of notifications to the School Board as required by the current interlocal agreement between the City, the County, and the School Board.

Policy 9.1.1.5: The City of Punta Gorda will act to coordinate with the School Board of Charlotte County in implementing the Updated Interlocal Agreement for Coordinated Planning and School Concurrency in effect with the County and the School Board to a minimum:

a) Punta Gorda expects that the School Board of Charlotte County will coordinate with the City in fulfillment of the School Board's responsibilities under the Joint Interlocal Agreement outlined in chapter 163.31777, and under chapter 235.19 and 235.193, *Fla. Stat.*

b) Continue to coordinate changes in land use plans, school facility capacity, population projections, development trends, and future student populations. The City, County and Public School District staff (Staff Working Group), will meet as needed, but no less than annually, to discuss these issues and formulate recommendations prior to any party making a decision that could impact the areas of concern of the other parties.

c) Ensure consistency between school facility and construction plans and the planning of related public facilities and infrastructure through the *Capital Improvements Element* and the *Community Facilities and Services Element.*

d) Ensure consistency between the *Conservation* and *Coastal Management Elements* of this plan, particularly the disaster mitigation component, and school location design. The use of new school facilities should be pursued in a manner that is consistent with the provisions of City, County, and regional shelter location and design policies.

e) The City will work to maximize the potential for the collocation and joint use of public facilities for recreational, cultural, and civic purposes in accordance with the *Recreation and Open Spaces Element.*

Measurement: City responses to School Board development proposals and the City's participation in the annual working group under the current adopted Joint Interlocal Agreement.

Policy 9.1.1.6: At the board and staff level, Punta Gorda will continue to participate in the ongoing planning and plan implementation processes of the Charlotte County-Punta Gorda Metropolitan Planning Organization (MPO).

Measurement: Record of City staff participation in MPO-Technical Advisory Committee (TAC).

Policy 9.1.1.7: When and if the City implements local plans and projects consistent with the Comprehensive Plan (e.g., street beautification, economic development, tourism development, etc.), it will consider possibilities for coordination with other entities which have related plans and purposes (e.g., Charlotte County Development Authority, Charlotte County Economic Development Council, Charlotte County Tourism Development Council, etc.).

Measurement: Record of consideration in review and recommendation of such plans and programs.

Policy 9.1.1.8: Punta Gorda will utilize the Southwest Florida Regional Planning Council's (SWFRPC's) informal mediation process as necessary to resolve disputes with other local governments.

Measurement: Dispute resolutions pursued under SWFRPC informal mediation process.

Policy 9.1.1.9: Punta Gorda will work with other agencies to protect and restore the water quality, habitat, and freshwater flows of Charlotte Harbor and its watersheds through participating in the Coastal and Heartland National Estuary Partnership, the Charlotte Harbor Surface Water Improvement and Management (SWIM) Program, and other efforts.

Measurement: Record of Punta Gorda's participation in the Coastal and Heartland NEP and Charlotte Harbor SWIM program and other efforts.

Policy 9.1.1.10: Punta Gorda will work with the Coastal and Heartland National Estuary Partnership to evaluate gaps in and opportunities to expand volunteer water quality and habitat monitoring programs within the city.

Measurement: Increase in Punta Gorda data found in Florida's database used for water quality assessment (STORET) and data found in the online Charlotte Harbor water atlas (www.chnep.wateratlas.usf.edu/new).

Policy 9.1.1.11: The City will participate in mutual aid programs with other municipalities or governments that facilitate the exchange of material, personnel, and services after a natural or man-made disaster.

Measurement: Record of all active mutual aid agreements.

Objective 9.1.2: Punta Gorda will coordinate its currently adopted Comprehensive Plan and plan implementation with the plans and implementing practices of regional and state agencies where there is potential conflict in land development or in levels of service for public facilities and infrastructure.

Policy 9.1.2.1: Punta Gorda will coordinate the planning, improvement, maintenance, and management of its transportation facilities with the State Transportation Plan through participation in the MPO process.

Measurement: Record of participation by City representatives on MPO Board and MPO-TAC.

Policy 9.1.2.2: Punta Gorda will coordinate the planning, improvement, maintenance, and management of its water and wastewater facilities through the Water Use Permit (WUP) process overseen by the Florida Department of Environmental Protection (FDEP) and the Southwest Florida Water Management District (SWFWMD).

Measurement: Annual report(s) to permitting agencies.

Policy: 9.1.2.3: The City will coordinate their water supply needs through the Peace River Manasota Regional Water Supply Authority and ensure consistency with the Southwest Florida Water Management District and their Regional Water Supply Plan by adding necessary changes to the *Infrastructure Element*.

Measurement: Number of Comprehensive Plan amendments regarding water supply needs.

Policy: 9.1.2.4: The City will participate in multi-jurisdictional planning initiatives relative to meeting future water needs, including the development of alternative supplies for potable and non-potable water.

Measurement: Number of initiatives or programs involving the City.

Policy 9.1.2.5: Punta Gorda's park and recreation system will contain recreational facilities addressing the needs identified in the City of Punta Gorda Parks & Recreation Master Plan as amended.

Measurement: Enumeration of those outdoor recreation needs and which of them are addressed by City facilities.

Policy 9.1.2.6: The implementation of stormwater drainage planning in Punta Gorda will be coordinated through the Southwest Florida Water Management District (SWFWMD) permitting process.

Measurement: Evaluation of proposed implementing activities against SWFWMD regulations.

Policy 9.1.2.7: Punta Gorda will coordinate with the Florida Department of Environmental Protection (FDEP) requirements concerning waste management by maintaining solid waste and hazardous waste programs and policies that are compatible with those of Charlotte County.

Measurement: Number of citations from Charlotte County Landfill for delivery of inappropriate materials to landfill in City households waste. Number of hazardous waste collection events in city.

Policy 9.1.2.8: Where Punta Gorda's currently adopted Comprehensive Plan addresses the subject matter of the State Comprehensive Plan in chapter 187, *Fla. Stat.*, and/or the most recent Southwest Florida Regional Policy Plan, the City's plan will be compatible with and in furtherance of these plans as determined in the intergovernmental coordination basic study in the data and analysis supporting the Comprehensive Plan.

Measurement: Evaluation of consistency with state and regional plans as contained in the plan.

Policy 9.1.2.9: Should the need for a new permanent dredge spoil disposal site arise, Punta Gorda will coordinate with Charlotte County and the West Coast Inland Navigation District.

Measurement: Record of coordination action should antecedent condition occur.

Policy 9.1.2.10: In determining appropriate dredge spoil site, the City will coordinate with the West Coast Inland Navigation District. If siting conflicts arise, the City will enlist the help of the Coastal Management Program of the Florida Coastal Zone Section.

Measurement: Dispute resolutions pursued under the Coastal Management Program of the Florida Coastal Zone Section.

Policy 9.1.2.11: Future development in the city and other affected jurisdictions will pay their proportionate fair-share cost of infrastructure and services resulting from the development's impact.

Measurement: Amount of proportionate fair share impact fees collected.

Policy 9.1.2.12: The City of Punta Gorda will coordinate with Charlotte County on annexations consistent with the provisions of chapter 171, *Florida Statutes,* in order to create a compact and contiguous development pattern.

Measurement: Number of annual annexations applications provided for review.

Policy 9.1.2.13: The City of Punta Gorda will coordinate and partner with local state and federal agencies and other entities to obtain and implement grants that further the goals, objectives, and policies in the most recent comprehensive plan.

Measurement: Number of annual grant applications obtained and implemented.

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10
CAPITAL IMPROVEMENTS

Capital Improvements Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

The Florida Legislature completed sweeping changes to the State's Growth Management Act in 2011. Significant changes occurred to both the *Capital Improvements Element* and Concurrency Management requirements among others. Chapter 163.3177, *Florida Statutes,* now reads, in part, as follows.

The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

- A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
- Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
- Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
- A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.
- The schedule must include transportation improvements included in the applicable metropolitan planning organization's transportation improvement program adopted pursuant to s. 339.175(8) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the applicable metropolitan planning organization's long-range transportation plan adopted pursuant to s. 339.175(7).
- The *Capital improvements Element (CIE)* must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.

The most significant changes to the *Capital Improvement Element (CIE)* have been the modification of provisions for preparing the CIE to cover a 5-year period and identify whether the project is funded or unfunded and given a level of priority for funding, as well as deleting requirements for financial feasibility. Other significant changes include that the annual review is no longer required to be submitted to the state land planning agency for review and, therefore, is no longer considered an annual amendment to the comprehensive plan.

One of the most significant aspects embodied in the Growth Management Act of 1985, was the provision calling for local governments to establish levels of service (LOS) for those facility types required in the *Capital Improvements Element*. Local governments must maintain the adopted LOS standards for both current and future residents. These LOS standards must be balanced between community goals that exemplify quality of life considerations on one hand, and economic priorities and

affordability on the other. If the adopted LOS standards are not maintained during implementation of the plan, then the local governments must deny additional development permits or may require additional steps to limit additional development. If financial constraints compel the deferment of infrastructure projects that would maintain the adopted LOS, then phases of development may be approved and constructed, as funding becomes available.

The recent legislative changes have mandated concurrency for the following comprehensive plan sections: potable water sanitary sewer, solid waste, and stormwater drainage of the *Infrastructure Element*. This legislative change repeals the statewide requirements for concurrency on roads under the *Transportation Element*, parks under the *Recreation and Open Spaces Element,* and public schools under the *Public School Facilities Element,* while providing for a local government option to extend it to such facilities. Concurrency requires that capacity be available to support the impact of development within the adopted level of service.

The *Capital Improvements Element* includes the Appendix #5 - City of Punta Gorda Capital Improvement & Capital Outlay Programs, which is updated annually, provides a method to assess the impact of residential growth, and establishes the level of service based on a financially feasible capital program.

Within the concurrency-related elements: infrastructure, recreation and open space, and transportation, no existing or projected deficiencies were identified within the five-year period. Capital projects identified within the *Capital Improvements Element,* therefore, are representative of achieving and maintaining the City's adequate level of service standards as identified in Table 10.3 - Adopted Level of Service (LOS).

Some of the proposed capital improvement projects are multi-phased (such as Nature Park and Ponce Park) when there are budget constraints. Some are on-going maintenance projects but should not be considered "multi-phased". All of the funding sources are committed including the infrastructure surtax, which was approved by referendum.

No capital improvement projects identified within the Schedule of Improvements are level-of-service oriented with respect to the Charlotte County-Punta Gorda Metropolitan Planning Organization Transportation Improvement Program for Fiscal Years 2022 through 2027 and have therefore not been included in the element. In addition, no privately funded projects have been identified and are, therefore, not included in the element. The City has not adopted a long-term concurrency management system (CMS) and, therefore, the schedule of improvements is reflective of a short-term CMS.

II. INTRODUCTION

Purpose

The purpose of the *Capital Improvements Element* is to evaluate the need for public facilities as identified in the other elements of this plan. In addition, the *Capital Improvements Element* (CIE) presents an analysis of the fiscal capability of the City to fund needed public facilities, recommend financial policies to guide the funding of those identified improvements, and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required.

Relationship to the City's Comprehensive Plan

Needed capital improvements are those which are necessary to meet the adopted level of service standards identified in other elements of this plan. The City of Punta Gorda public facilities which require identification and funding are contained in the:

- *Transportation Element* – Roadways that are under the jurisdiction of the City and roadways that the City wishes to aid in funding improvements.
- *Infrastructure Element* – Includes the following:
  - Sanitary Sewer – Sanitary sewer treatment and effluent disposal facilities and recommendations for capital improvements and policies that ensure adequate collection capacity into the future.
  - Solid Waste – Solid waste disposal facilities to serve the city's existing and future population, coordination with Charlotte County to ensure those facilities are available when needed, and recommendations for adequate solid waste collection methods.
  - Stormwater – Drainage systems necessary to meet recommended level of service standards for stormwater quality and conveyance and coordination with Charlotte County for improvements to systems in basins that serve the city, but are outside its jurisdiction.
  - Potable Water – Potable water treatment facilities necessary to serve the existing and future population of the city and recommendations for capital improvements and policies to ensure adequate potable water delivery facilities.
- *Recreation and Open Spaces Element* – Recreation facilities and land area necessary to meet the recommended level of service standards.
- *Intergovernmental Coordination Element* - Provides opportunities to improve collaboration and coordination with other agencies. This collaboration includes the future location and timing of services and infrastructure improvements necessary to accommodate future growth.
- *Public School Facilities Element* – Provides coordination with the City, County, and School Board on the future location and timing of development and those impacts on the school system necessary to accommodate future growth.
- *Community Facilities and Services Element* – Identifies community services and facilities (such as the Fire and Police Departments) that must meet LOS requirements. Expansion of these facilities and services must be outlined in the City's 5-year capital improvements plan.

The *Capital Improvements Element* will also present methods to ensure "concurrency" as defined and required in section 163.3180, *Florida Statutes,* in its entirety. The element will also present methods to monitor concurrency by the use of the existing Concurrency Management System.

III. LEGISLATION

Federal Regulations

Local governments coordinate with numerous agencies on a variety of issues. Each specific issue will determine the federal regulatory requirements of the local government.

State Regulations

Florida Statutes

Chapter 163

Chapter 163 of the *Florida Statutes* contains the State's Community Planning Act. The Act provides the City of Punta Gorda with the authority to plan for future development and growth and to adopt and amend a comprehensive plan. Section 163.3180 describes concurrency provisions required within the local comprehensive plan. Section 163.3177(3) (a), *Fla. Stat.*, describes the provisions required within the *Capital Improvements Element* of the local comprehensive plan.

Chapter 166

Chapter 166 of the *Florida Statutes* provides municipalities with governmental, corporate, and proprietary powers, enabling them to perform specific functions.

Chapter 339

Chapter 339, *Florida Statutes,* provides for the safe and efficient management, operation, and development of surface transportation systems to serve the mobility needs of people and economic development.

State Comprehensive Plan

Chapter 187

Chapter 187, the *State Comprehensive Plan*, contains many policies which impact capital improvement planning. This element must be compatible with the State Plan.

Local Regulations

City Ordinance

Chapter 26 Land Development Regulations (LDRs)

Section 16.4 - Requires the Zoning Official to make a finding and certify in writing that public facilities needed to support the development will be available concurrent with the impacts of the development upon such facilities and services.

IV. INVENTORY AND ANALYSIS

Capital improvement projects have been identified in other elements that are necessary to meet the recommended level-of-service (LOS) standards. An assessment of Punta Gorda's required public facilities is presented below:

Sanitary Sewer

The *Infrastructure Element* provides an assessment of facility needs through the planning horizon. Also included is an analysis of existing deficiencies of the sanitary sewer treatment, effluent disposal, and collection systems. The determination of future sanitary sewer demand includes areas both within the city limits and in unincorporated areas that lie within the City's utility service area. Capital projects will be necessary for the renewal and replacement of wastewater facilities for collection, pumping, treatment, and disposal.

Potable Water

Also included in the *Infrastructure Element* is an analysis of existing deficiencies of potable water treatment and distribution systems. The determination of future potable water demand includes areas both within the city limits of Punta Gorda and in unincorporated areas that lie within the City's utility service area. Capital projects will be necessary for the renewal and replacement of potable water facilities for treatment, storage, and distribution.

Drainage

The City's drainage and stormwater systems are operated under the Public Works Department. Drainage systems management is funded by the City's General Fund. The majority of these funds have been allocated for the repair and replacement of old systems, a project to alleviate flooding near the School Board of Charlotte County properties, and to meet the federal mandates of the National Pollution Discharge Elimination System (NPDES) program.

Solid Waste

Pursuant to Chapter 403, *Fla. Stat.*, Charlotte County is responsible for providing adequate solid waste disposal capacity through the planning horizon. The goals, objectives, and policies of the *Infrastructure Element* address the need for the City to coordinate with Charlotte County to ensure that the County provides adequate solid waste disposal capacity for city residents and commercial establishments. The City currently provides collection service for all city residents and most commercial residents.

Recreation and Open Spaces Element

The City operates a Parks and Grounds Maintenance Division. The City does not have a Recreation Division. The City has engaged in the acquisition, development, and maintenance of lands for park and open space purposes. Regular improvements and maintenance of park facilities are planned for each year. The City will be undertaking a comprehensive Parks Master Plan in 2023 and will continue to coordinate with the County on regional parks.

Transportation

All major roadways within the City of Punta Gorda are under the jurisdiction of the State of Florida and Charlotte County. No major roadways (major/minor arterials, major collectors) have been identified as being under the jurisdiction of the City of Punta Gorda. The functional classifications of non-local streets are identified on Table 10.1 – Functional Classifications of Roadways.

Table 10.1 - Functional Classifications of Roadways

Road Type	Service Description	Examples
Arterial	A route providing service which is relatively continuous and is characterized by high traffic volume, long average trip length, high operating speed, and high mobility importance.	All US number routes US 41 & US 17 and Interstate connector roads.
Collector	A route providing service which is relatively of moderate average traffic volume, moderate average trip length, moderate average operating speed. Distribute traffic between local and arterial roads, serves as a linkage between land access and mobility needs.	Taylor Road; Aqui Esta
Local	A route providing service which is of relatively low average traffic volume, of short average trip length, has minimal through-traffic movements, and has a high degree of access for abutting property.	Coronado St.; Charlotte Ave.; Gill Street

Source: Urban Design 2007

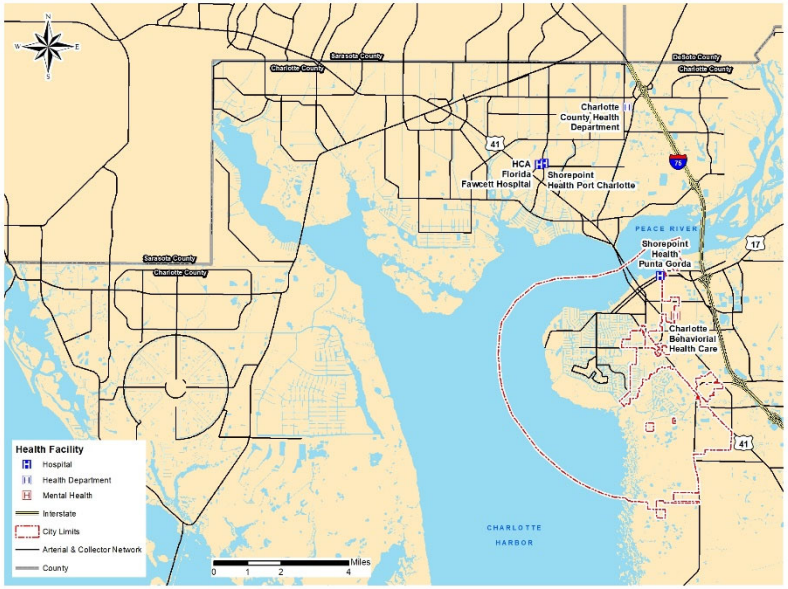
Public Education

The City has no fiscal responsibility for public education. Public education is a function of the Charlotte County School Board. Public school facilities are located in the eastern part of the City on Cooper Street, near Grace Street and Taylor Road, and on Martin Luther King Blvd as identified in Map #62 – Public Schools, Public School Facilities Element. The service area for the school is defined as the public school attendance boundaries or combination thereof.

Health Facilities

The City has no fiscal responsibility for public health. The health facilities are a function of the Charlotte County and state governments. The Charlotte County Mental Health facility is located in the eastern part of the city on Education Street; the Charlotte County Health Department is located on Loveland Boulevard in Port Charlotte. Furthermore, there are three hospitals in the county, all of which offer an emergency room, as well as other hospitals located on Map #65 – Public Health Facilities Available to City Residents. The service area for all of these facilities is intended to be countywide.

Map #65 - Public Health Facilities Available to City Residents



Existing Revenue Sources and Funding Mechanisms

The City of Punta Gorda has used numerous sources to fund capital improvements in the past. Since adoption of the Comprehensive Plan in 1997, the City has employed methods described in the *Capital Improvements Element* in addition to its standard annual budgeting procedures to allocate funds for specific purposes. An overview of various funding sources, which may be used for capital project funding, is presented in Table 10-2 – Title Revenue Sources for Funding Capital Projects.

Table 10.2 – Title Revenue Sources for Funding Capital Projects

Types of Funds	Source of Funds
Property Taxes (currently used for operating expenses only)	A property tax or ad valorem tax is a tax levied on assessed value of real and personal property within the city and not expressly exempted.
Franchise Fees	Fees levied by the City in return for granting a privilege, which permits the continual use of public property such as city streets.

Licenses and Permits	Revenue derived from the issuance of local licenses and permits including professional and occupational licenses, building permits, and other miscellaneous permits.
Intergovernmental Revenue	Funds received from federal, state, and other local governmental sources in the form of grants, shared revenues, and payments in lieu of taxes.
Motor Fuels (Gas Tax)	Source of funding used for transportation projects and operating and maintenance costs of roads.
Fair Share Impact Fees	Fees paid when a building is built or expanded. The fees are based on the projected impact to city services and infrastructure. The revenues are used for capital improvements made to the city.
Grants (G)	Funds given to the City by foundations, corporations, governments, small businesses, and individuals that fund a specific project and require some level of reporting.
Infrastructure Surtax	Tax which allows for the financing, planning, and constructing of infrastructure; acquiring land for public recreation or conservation purposes; purchase of vehicles or equipment with a five-year life expectancy (including emergency service vehicles and the equipment to outfit them).
Revenue Financing	Debt issued that is backed by a specific user-fee revenue source (non-ad-valorem).
Tax Increment Financing	Known as a "TIF", it is a tool used for redevelopment and community improvement projects; often used as a financing mechanism for municipalities.
Utility Funds	Funds established for financing utility facilities.
Utility Impact Fees	Fees paid when new development is projected to impact the city services and infrastructure. The revenues are used for capital improvements made to the required utilities.

Current Local Practices for Funding Capital Improvements

The City utilizes improvements and projects identified in the *Capital Improvements Element* to help guide funding allocation that will ensure the adequate provision of public facilities and infrastructure. Specific local practices for each public facility are described as follows:

Transportation

The City of Punta Gorda funds vehicular and non-vehicular transportation through fair-share impact fees (the mobility-fee portion), an optional one-cent sales tax, and federal and state transportation grants (i.e. FDOT and MPO). Funding is prioritized for projects that promote safety, accessibility, and efficiency.

The timing of new roads and streets, intersection improvements, and the placing of traffic signalization are traditionally driven by new development, availability of funds, and public input. The location of signaling devices is determined by the Florida

Department of Transportation (FDOT) on arterial roadways and on collector streets feeding into arterial roadways. Placing of traffic signs and other internal controls in residential and commercial areas are determined by the local traffic control authority of the Public Works Department and Punta Gorda Police Department. Arterials and collector streets are widened and intersections improved to increase the amount of traffic they can carry based on studies performed by the FDOT and Charlotte County. The traffic signaling on arterial streets is based on the development along those streets (e.g. shopping centers and major retail outlets).

Sanitary Sewer

The City of Punta Gorda utilizes its infrastructure surtax, a local option one-cent ($0.01) sales tax, utility funds and utility impact fees for the financing, planning, and construction of infrastructure. The City of Punta Gorda provides wastewater treatment for all areas of the city and for a limited number of areas outside the city. The treatment facility is located seven (7) miles east of the city on an 860-acre tract of land. The site is in use under a ninety-nine (99) year lease from the State of Florida.

Potable Water

The City of Punta Gorda utilizes its infrastructure surtax, a local option one-cent ($0.01) sales tax, utility funds and utility impact fees for the financing, planning, and construction of infrastructure. The City of Punta Gorda operates the water treatment facility that withdraws surface water from an impoundment on Shell Creek. The reservoir is approximately eighty (80) acres in size and ranges from three to five (3 to 5) feet in depth. The plant also draws water from wells and operates the emergency interconnect pipeline. The water plant is located east of I-75 on Washington Loop Road.

Drainage

The City of Punta Gorda utilizes its General Fund to implement improvements to and expansion of its drainage facilities. The idea of a drainage utility has surfaced numerous times over the years; however none has been implemented to date.

Solid Waste

The City of Punta Gorda utilizes its Infrastructure Surtax Fund to finance capital expenditures for its Sanitation Division. The user fee for solid waste collection and disposal are charged to provide full revenue for the purpose of paying the costs for twice-weekly collection and disposal of trash, garbage, and yard waste. The rates for residential, multi-family units, and non-residential customers are determined by the schedule in Section 10-11 of the code of ordinances. The last rate increase was made by Ordinance #1993-2022 on September 21, 2022.

Parks and Open Space

The City of Punta Gorda utilizes the parks and recreation impact fees to fund capital improvements for parks and open space infrastructure. In addition, CRA funding may be used for any CRA district that improves economic development or slum and blight conditions.

Public Schools

Although the City has no fiscal responsibility for public health and education, public education is now required to meet state concurrency regulations. In 2008, public school concurrency was adopted requiring new residential development within the city and county to meet new level of service standards for public schools. Through the Interlocal Agreement (ILA) (Appendix #4 - Charlotte County Interlocal Agreement for Coordination Planning and School

Concurrency) a detailed plan for school concurrency is provided, which includes school capacity methodology, level of service standards for public schools, concurrency service areas, procedures for the residential review process, for both the city and county, proportionate share mitigation options, and an oversight of the concurrency process. In addition, the ILA provides a financially feasible 5-Year District Facilities Work Plan (Appendix #6), which ensures that capacity for the new development is available or will be available at the time the development impacts occur.

Fiscal Requirements for Capital Improvements

Concurrency Test

The City utilizes the *Capital Improvements Element* to help guide funding allocation to ensure the adequate provision of public facilities and infrastructure. Improvements to this system can provide a more detailed analysis to guide funding for improvements. In order to determine the relative priority of each capital project, the City uses the following guidelines:

- The project will eliminate public hazards;
- The project will eliminate existing capacity deficits;
- The project will negatively impact the City's budget;
- The project meets the location needs based on projected growth patterns;
- The project accommodates new development and redevelopment facility demands;
- The project is financially feasible;
- The project is necessary to protect existing infrastructure; and
- The project is redundant, given the plans of state agencies and the water management district, which may provide similar public facilities within the city.

Concurrency Management System (CMS)

The intent of the Concurrency Management System (CMS) is to ensure that public facilities and services needed to support development are available concurrent with the impacts of such development. This section sets forth the criteria for assessment of development impacts and guidelines to ensure that the adopted level of service standards required for roads, potable water, sanitary sewer, solid waste, drainage, parks, and schools are maintained and are shown in Table 10.3 – Adopted Level of Service (LOS).

Table 10.3 – Adopted Level of Service (LOS)

Element	Level of Service (LOS)
Infrastructure	– Potable Water - 141 Gallons per person per day (or 287 gallons per ERU per day) – Sanitary Sewer - 83 Gallons per person per day (or 169 gallons per ERU per day) – Solid Waste - 7.2 Pounds per person per day – Stormwater - C - using a 25-year/24-hour design
Transportation	– D - on all major arterials – E - on all minor arterials – D - on all county collections – D - on all City-maintained roads
Recreation and Open Space	– 5 acres per 1,000 population

Public Schools	– Elementary – 95% program capacity – Middle – 100% program capacity – High – 100% program capacity

The determination of whether or not there is sufficient capacity of public facilities to meet the level of service standard for existing development and for proposed developments will occur at final site plan or during the final subdivision approval process. In no case will the City issue a development order to a proposed development until there is sufficient capacity of public facilities to meet the adopted level of service standards for existing development and the proposed development. Final development permits shall specify any improvements required to meet adopted levels of service and an implementation schedule for those improvements. If a development fails to meet the conditions of its approval once it has commenced, no additional development approvals shall be issued until all original conditions have been met.

All final development orders are required to be assessed for concurrency. Prior to the issuance of a final development order, the developer/applicant must obtain a certificate of capacity. Any applicant for a development permit must provide all information deemed necessary by the City to adequately assess the impacts of the proposed development.

For purposes of this section, final development orders are considered to be:

- Final subdivision plat approval for single-family or duplex subdivision and residential or mixed-use Planned Developments (PD)
- Site plan approval or building permit for commercial, industrial or multi-family projects

Concurrency Test

Certain developments cause no added impacts on facilities and, therefore, can be considered exempt from concurrency and the requirement to undergo a concurrency test. The following development orders or permits are considered exempt from concurrency:

- Room additions, including screen rooms, to a residence
- Accessory structures to a residence
- Amenities such as swimming pools, docks, fences, walls, and signs
- Replacement structures that have no difference in impact on public facilities
- Utility stations and substations
- Use permits or right-of-way permits
- Any other development that generates no impact on public facilities

The actual concurrency test is a determination of the capacity of public facilities needed by each applicant and a comparison of the needed amount of capacity to the capacity that is actually available. If the capacity available is equal to, or greater than, the capacity needed, the concurrency test is passed and a certificate of capacity is issued. If the capacity available is less than the capacity needed, the concurrency test is failed.

The applicant may choose to undergo a concurrency test, at either the time of, or prior to, application for a preliminary development order, or at the time of application for a final development order. A preliminary development order is considered to be any application for development approval prior to final subdivision plat approval for single-family and duplex subdivisions and any

application for development approval prior to final site plan approval, or building permit for multi-family and non-residential development.

An applicant for a preliminary development order may select either of two options related to the concurrency test:

- Voluntarily request a concurrency test at the time of, or prior to, preliminary development order application, and pay all associated fees to reserve capacity; or
- Defer the concurrency test until a final development order review, and sign an affidavit acknowledging that future rights to develop the property are subject to the future concurrency test and without such a test, no vested rights have been granted by the City or acquired by the applicant.

All applications are on a first come, first serve basis, and if capacity is available, that capacity shall be encumbered until a final development order and a certificate of capacity is issued. Some public facilities may require that encumbered capacity be ensured through payment of fees.

The City of Punta Gorda will ensure that consistent with public health and safety, sanitary sewer, solid waste, drainage, and potable water supplies shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. Prior to approval of a building permit, the City shall consult with the applicable water supplier to determine whether adequate water supplies to serve new development will be available no later than the anticipated date of issuance of a certificate of occupancy.

Parks and recreation facilities to serve new development shall be in place or under actual construction no later than one (1) year after the issuance of a certificate of occupancy. However, the acreage for such facilities shall be dedicated, or be acquired, prior to the issuance of a certificate of occupancy, or funds in the amount of the developer's fair share shall be committed no later than the approval to commence construction.

Transportation facilities needed to serve new development shall be in place or under actual construction within three (3) years after the issuance of a building permit.

Public school facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy (COC). Prior to approval of a building permit, the applicant submitting an application for a site plan, subdivision plan, plat, or functional equivalent with a residential component that is subject to school concurrency, must prepare and submit a school impact analysis (SIA) to the local government for review by the School Board staff. Issuance of a school concurrency area determination letter (SCADL) by School Board staff, identifying that capacity exists within the adopted LOS, indicates only that school facilities are currently available and capacity will not be reserved for the applicant's proposed residential development until the local government issues a COC. The local government shall not issue a building permit or its functional equivalent for a non-exempt residential development without confirming that the development received a COC prior to site plan, subdivision plan, plat approval, or functional equivalent, and the COC is still valid. Once the local government has issued a COC, school concurrency for the residential development shall be valid for the life of the COC.

A development order may be issued if the capacity does not currently exist subject to one of the following conditions. First, prior to the issuance of a certificate of occupancy, the necessary public facilities or services are in place; second, when the development order is issued, the necessary public facilities or services are guaranteed with an enforceable development

agreement pursuant to *Florida Statutes*. In either case, necessary public facilities or services shall be in place and available to serve new development at the time of issuance of a certificate of occupancy.

Procedures for Concurrency Determination

The Urban Design Division shall maintain an inventory of the available capacity within the transportation, potable water, drainage, sanitary sewer, solid waste, recreation/open space, and public school facility categories. On July 15, of each year, the Urban Design Division shall prepare a report for the City Council containing the current capacity within each public facility category, including any encumbrances or deficiencies. This annual report shall also identify any public facilities that will require improvements to maintain adopted level of service standards and recommend a schedule of improvements to avoid any reduction in the approval of development orders. The Urban Design Division shall make concurrency inventory information available to the public through the monthly development review process staff reports, generated as development review applications are applied for and containing the following information:

- The current capacity of each measured public facility,
- The available capacity or deficiencies of each measured public facility,
- Any encumbered capacities and a list of each project that has reserved capacity,
- The date of expiration for any project that has reserved capacity, and
- Improvements to any public facilities that will be made by the City or by a developer pursuant to a development order and the impact of such improvements on existing public facility capacities or deficiencies.

With the exception of the *Recreation and Open Spaces Element*, which may change after the updated Park and Recreation Master Plan is completed, adopted level of services for concurrency are expected to remain the same over the next planning decade. In the event a finding is made by the Zoning Official and/or the Development Review Committee (DRC) that adequate capacity to meet the needs of a development with regard to roadways, water, sewer, stormwater, solid waste, park facilities, or schools does not and will not exist at the projected time of occupancy, then a development agreement must be entered into to establish how the municipal service capacity for each of the six (6) facilities will be made available, concurrent with the needs or impacts of the development.

All concurrency determinations for specific public facilities and services shall follow the procedures outlined below.

Transportation

Peak-hour generation/attraction shall be used in the determination of capacity for roadways. The development's peak-hour impacts shall be based on the developments total impacts during the PM peak hour of the adjacent street. The peak-hour volumes published in the latest edition of the publication entitled, "Trip Generation", published by the Institute of Transportation Engineers, shall be used to determine the developments peak-hour impacts. Only affected roadways within the City's network will be used in the concurrency test. If the development's impacts force an affected roadway below an adopted level of service (LOS), the concurrency test is failed. The Land Development Regulations contain provisions for issuing a certificate of occupancy for developments impacting roadways that are programmed for improvement.

The concurrency requirement shall be satisfied when the following standards are met:

- At the time the development order is issued, the necessary public facilities are in place or under construction; or
- The development order is issued subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after the issuance of a certificate of occupancy as provided by the City's five-year capital improvements schedule. The schedule may recognize and include transportation projects included in the first three years of the applicable adopted Florida Department of Transportation five-year work program; or
- The necessary facilities and services are the subject of a binding executed agreement that requires facilities and services to serve the new development to be in place or under actual construction not more than three years after the issuance of a certificate of occupancy; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to section 163.320, *Florida Statutes*, or a development order issued pursuant to chapter 380, *Florida Statutes*, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy.

Sanitary Sewer

Sanitary sewer concurrency requirements shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS. The City utilizes an established procedure to approve new sewer service connections in the City's utility service area. To request wastewater service, a developer must complete a Request for Utility Availability Form with the City.

In addition, the City completes a concurrency review at the time of a developer proposal. The Zoning Official will review the request and the City utilities staff will evaluate the capacity and location of the proposed utility service request and its potential impacts on existing infrastructure such as pipelines, storage tanks, and pump station capacity. The projected impact of the project will be calculated and the LOS criteria shall be used to determine whether or not sufficient facilities capacity exists. The City then contacts the applicant to discuss the available utility services. If no sewer utility service exists in the area of new development, or if the proposed development will decrease the level of service to below the adopted standard, the City will discuss options for additional pump stations, pipelines, or other improvements that may be necessary to meet the established level of service standards.

Solid Waste

Solid waste concurrency requirements shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS. All solid waste facilities that are under the jurisdiction of another local government, government agency, or private ownership, may be required to be assessed through the concurrency management system adopted by that governmental agency. However, the City shall conduct a concurrency test for solid waste regardless of who has administrative or legal responsibility for solid waste facilities.

Drainage

Concurrency determinations for drainage shall be based on both stormwater runoff quantity and quality. Generally, new development will be required to meet the standards of the Southwest Florida Water Management District.

Potable Water

Potable water concurrency requirements shall contain standards that determine concurrency for residential and non-residential uses based on the adopted LOS. The City utilizes an established procedure to approve new water service connections in the City's utility service area. To request water and wastewater service, a developer must complete a Request for Utility Availability Form with the City.

In addition, the City completes a concurrency review at the time of a developer proposal. The Zoning Official will review the request and the City utilities staff will evaluate the capacity and location of the proposed utility service request and its potential impacts on existing infrastructure such as pipelines, storage tanks, and pump station capacity. The projected impact of the project will be calculated and the LOS criteria shall be used to determine whether or not sufficient facilities capacity exists. The City then contacts the applicant to discuss the available utility services. If no water utility service exists in the area of new development, or if the proposed development will decrease the level of service to below the adopted standard, the City will discuss options for line extension and other improvements that may be necessary to meet the established level of service standards.

Recreation and Open Space

Only residential developments shall be required to undergo a concurrency determination for recreation and open space. The City will continue to utilize the current methodology to determine concurrency.

Public Schools

Public school facilities must be in place at the time a residential development order or permit is issued, or the developer, prior to occupancy, provides for the needs of any proposed residential development. A finding must establish that public school capacity exists based upon existing facilities and services, currently in place or under construction; or the residential development is considered exempt from the requirements of school concurrency by meeting one or more of the following criteria:

- A finding must be made that the residential development consists of single-family lots of record at the time the school concurrency implementing ordinance becomes effective.
- A finding must be made that the residential development that has a site plan, subdivision plan, preliminary or final plat approval, or the functional equivalent for a site specific development order prior to the commencement date of the School Concurrency Program.
- A finding must be made that the residential development is an age-restricted community with no permanent residents under the age of eighteen (18). Exemption of an age-restricted community must be subject to a restrictive covenant limiting the age of residents to eighteen (18) years and older.
- A finding must be made that the residential development, or the amendment to previously approved residential development, is calculated to generate less than one student. Such development shall be subject to payment of school impact fees.
- A finding must be made that the development order or permit issued subject to the condition that, at the time of site plan approval, subdivision approval, preliminary plat approval, or functional equivalent, the school capacity necessary to serve the new residential development is scheduled to be in place or under actual construction within the first 3 years of the School Board's adopted 5-Year

District Facility Work Program (Appendix #6 – Charlotte County School Board 5-Year District Facilities Work Plan).

- A finding must be made that at the time the development order or permit is issued, the necessary facilities and services (mitigation) are guaranteed in a binding and enforceable agreement with the School Board, County, and City. Acceptable forms of mitigation may include, but are not limited to:
  - Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or
  - Mitigation banking, based on the construction of a public school facility in exchange for the right to sell capacity credits; or
  - Provision of additional student stations through the donation of buildings for use as a primary or alternative learning facility; or
  - Construction or expansion of permanent student stations or core capacity; or
  - Construction of a public school facility in advance of the time set forth in Appendix #6 – Charlotte County School Board 5-Year District Facilities Work Plan.

Public Schools have sufficient capacity to provide a level of service as follows:

- Elementary School - 95% utilization for any new residential development.
- Middle School - 100% utilization for any new residential development.
- High School - 100% utilization for any new residential development.

This utilization is established using "Total FISH" (Florida Inventory of School Houses) as a capacity measure for existing schools based on the School District's financially feasible 5-Year District Facilities Work Program, which is adopted annually as Appendix #6 – Charlotte County School Board 5-Year District Facilities Work Plan, consistent with the Charlotte County Interlocal Agreement for Coordination Planning and School Concurrency (Appendix #4). The proposed development shall be approved to provide adequate capacity in one of the approved criteria listed above.

V. PROGRAMS AND FUNDING SOURCES

The City obtains infrastructure revenues from a variety of sources. The primary revenue sources for City capital projects are the property tax, sales tax, state-shared revenues, impact fees, gas tax, and user fees. The City also pursues federal, state and regional funding. Additionally, the City uses debt financing.

Specific capital improvement data guiding the City's Capital Improvements Element, such as ad valorem tax revenues, non-ad valorem tax revenues, FY 2022-2026 Capital Improvements Program, debt service obligations, projected total expenditures are all found in Appendix #5 – City of Punta Gorda Capital Improvement & Capital Outlay Programs.

VI. CONCLUSION

Growth undoubtedly presents challenges for a community's ability to forecast, plan for, and provide services that meet public needs.

Along with those challenges comes the additional challenge of prudent and sensible funding for needed services.

As the City moves through the next planning decade, the *Capital Improvements Element* provides the scheduling along with the policies and growth management strategies identified in the *Future Land Use Element* to guide the timing and location of capital improvements. City Council has undertaken a number of initiatives to guide the city toward a planned future. The citywide goals give the entire organization and community a shared vision, improved motivation, and serves as a basis for setting priorities. The process of having clear goals is vital in achieving the community's desired results.

VII. GOALS, OBJECTIVES, AND POLICIES

Goal 10.1: The long-term end toward which Punta Gorda's *Capital Improvements Element* is directed is the timely, efficient provision of public facilities, maintaining required levels of service, meeting locally-determined needs, limiting public expenditures in coastal high hazard areas, distributing public facility costs of new development appropriately, and managing concurrency.

Objective 10.1.1: Punta Gorda will utilize the *Capital Improvements Element* as a means to fund, construct, and acquire capital facilities needed to meet existing deficiencies, to accommodate future growth, to meet locally-determined needs, and to replace obsolete or worn-out facilities.

Policy 10.1.1.1: Punta Gorda will adopt an annual Capital Improvements Program to guide the timing, location, and development intensity of capital expenditures.

Measurement: *Annual adoption of Capital Improvements Program.*

Policy 10.1.1.2: Capital improvements will consist of physical improvements including land acquisition, buildings, structures, facilities, and equipment with a unit cost of $5,000 or more.

Measurement: *Conforming definition of capital improvement in City Code.*

Policy 10.1.1.3: Capital improvements programming will be consistent with and will act as a means of implementing the Comprehensive Plan.

Measurement: *Analysis of capital budgeting requirements contained in the Capital Improvements Program.*

Policy 10.1.1.4: Capital improvements may include projects not required by the Comprehensive Plan to maintain a required level of service or to implement a specific policy. However, such projects may be deferred or cancelled if it is determined that the project is no longer appropriate due to cost considerations, the availability of alternatives, or diminished need.

Measurement: *Justification for disposition of projects proposed in the annual Capital Improvements Program process.*

Policy 10.1.1.5: A comprehensive plan amendment will be required to eliminate or delay construction of any road, mass transit facility, or mass transit service if such is needed to maintain adopted LOS standards and is included in the Capital Improvements Program.

Measurement: *Public facilities required to be built to maintain LOS standards included in the Capital Improvements Program within the appropriate time frame.*

Policy 10.1.1.6: Punta Gorda may issue debt for constructing or acquiring capital improvements or facilities and for renovating existing facilities. Management of such debt shall be fiscally sound, balancing the amount and timing of anticipated revenues and anticipated costs to facilitate the continued operation of the City, and maintaining

compliance with debt instrument conditions, such as bond covenants, so as to support the continued good credit of the City.

Measurement: *Financial position of the City and maintenance of debt instrument conditions such as bond covenants.*

Policy 10.1.1.7: Punta Gorda will adopt an annual Capital Improvements Budget to fund projects identified in the schedule of capital improvements.

Measurement: *Annual Capital Improvements Program.*

Policy 10.1.1.8: Punta Gorda will identify costs and funding sources for capital improvements proposals, including, but not limited to, general fund revenues, federal and state grants, and special taxing districts, such as CRA's.

Measurement: *Annual Capital Improvements Program.*

Policy 10.1.1.9: Punta Gorda will maintain its assets at a level adequate to protect capital investment, and to minimize maintenance and replacement costs.

Measurement: *Opinion of Finance Director and Auditor's Report.*

Policy 10.1.1.10: Debt used to fund capital improvements projects may be financed by user fees, utility charges, or other revenue sources as deemed appropriate by the City.

Measurement: *Revenue sources reported in annual budget.*

Policy 10.1.1.11: Capital improvements financed through the issuance of debt will not be financed for a period to exceed the useful life of the improvement.

Measurement: *Opinion of Finance Director, Auditor's Report, debt instruments, or other sources to verify the measure stated in the policy.*

Policy 10.1.1.12: Punta Gorda will require at least one appraisal for land acquisitions prior to acquisition with a price ranging between $25,000 to $100,000. Land acquisitions greater than $100,000 will require at least two appraisals.

Measurement: *Appraisals for land acquisitions meeting the stated criteria.*

Policy 10.1.1.13: Punta Gorda will not construct or acquire a public facility if it is unable to provide for subsequent annual operation and maintenance costs.

Measurement: *Record that operating and maintenance cost projections have been considered by City Council prior to acquisition or construction of a public facility.*

Policy 10.1.1.14: Punta Gorda will manage the land development process so that public facility needs to serve developments previously issued development orders do not exceed the City's ability

to ensure the provision of needed capital improvements.

Measurement: *Record of concurrency certifications.*

Policy 10.1.1.15: Punta Gorda will adopt annually the School Board's District Facilities Work Plan consistent with the Interlocal Agreement.

Measurement: *Annual adoption of the School Board's 5-Year District Facilities Work Plan (Appendix #6).*

Objective 10.1.2: Punta Gorda will limit public expenditures that encourage development in Coastal High Hazard Areas beyond the overall density and intensity of use for such areas as contemplated in the 1988 Comprehensive Plan.

Policy 10.1.2.1: Punta Gorda will restrict public funding for capital improvements in Coastal High Hazard Areas unless such expenditure replaces deficient or worn-out public facilities, provides open space or recreational facilities, mitigates a public health or safety hazard, expands an existing public facility in order to meet service level standards, or furthers the redevelopment of a designated slum and blight area.

Measurement: *Written determination that one or more of the aforementioned conditions has been met.*

Policy 10.1.2.1: Punta Gorda will maximize public facilities and services in currently developed areas that promote the infill of development or the redevelopment of existing neighborhoods and commercial areas.

Measurement: *Expenditures for capital improvements in areas currently served by City water and sewer.*

Objective 10.1.3: Punta Gorda will manage its fiscal resources in order to ensure that capital improvements needed because of previous and future developments are provided in accordance with the adoption of an annual five-year schedule of capital improvements which coordinates levels of service with land use decisions and available fiscal resources.

Policy 10.1.3.1: Punta Gorda will adopt an annual five-year schedule of capital improvements, referred to as a Capital Improvements Program, which designates projects that will be constructed or acquired to facilitate managed growth and eliminate existing deficiencies.

Measurement: *Adoption of a Capital Improvements Program.*

Policy 10.1.3.2: As part of the Capital Improvements Program annual update, the financially feasible School Board's 5-Year District Facilities Work Plan (Appendix #6), which achieves and maintains the adopted level of service standards for public schools, as approved by the Charlotte County School Board, shall be adopted by reference by the City of Punta Gorda.

Measurement: *Adoption of the Capital Improvements Program.*

Policy 10.1.3.3: As part of capital improvements programming, the City's Development Review Committee shall be responsible for developing and evaluating the capital improvements requests to meet adopted level of service standards.

> ***Measurement:*** *Record that the DRC has considered the proposed Capital Improvements Program.*

Policy 10.1.3.4: In determining capital improvements projects, Punta Gorda will evaluate a project based on the following criteria:

a) It eliminates a public health or safety hazard;
b) It eliminates an existing capacity deficiency;
c) It is financially feasible and does not create too great a financial burden upon the City;
d) It will serve projected population growth needs;
e) It accommodates new development or redevelopment facility demands;
f) Consistency with the plans of state agencies and water management districts that provide public facilities within the city; and
g) The City will have sufficient funding to operate the facility.

> ***Measurement:*** *Record that the above criteria were considered in evaluating project proposals in the Capital Improvements Program process.*

Policy 10.1.3.5: The *Capital Improvements Element* will be evaluated annually and amended as the five-year schedule of capital improvements is revised.

> ***Measurement:*** *Annual update of the Capital Improvements Program.*

Policy 10.1.3.6: The City shall provide needed capital improvements in order to replace or renew obsolete or worn out capital facilities.

> ***Measurement:*** *Number of capital facilities replaced or renovated.*

Policy 10.1.3.7: The City shall, on an annual basis, adopt financial policies as a part of each year's adopted budget that guides the City in its management of debt. Said policies shall recognize the policies of the other comprehensive plan elements.

> ***Measurement:*** *Annual update of the Capital Improvements Program.*

Policy 10.1.3.8: If the adopted LOS standards are not maintained during the implementation of the comprehensive plan, then the City must deny additional development permits or may require additional steps to limit additional development.

> ***Measurement:*** *Record of denied development permits or additional steps taken to limit development.*

Policy 10.1.3.9: If financial constraints compel the deferment of infrastructure projects that would maintain the adopted LOS, then the City may

approve and construct phases of development, as funding becomes available.

Measurement: *Record of phased developments.*

Objective 10.1.4: Punta Gorda will manage growth and development by requiring that adopted level of service standards are maintained by public or private investment.

Policy 10.1.4.1: Punta Gorda, as well as private providers of infrastructure, will meet or exceed the adopted level of service standards identified herein for the seven LOS facilities described in the *Infrastructure Element* (sanitary sewer, potable water, stormwater drainage, and solid waste), *Recreation and Open Spaces Element*, *Transportation Element* (traffic circulation) and the *Public School Facilities Element*. Said LOS standards shall be as follows:

Element	Level of Service (LOS)
Infrastructure	Potable Water - 141 gallons per person per day (or 287 gallons per ERU per day) Sanitary Sewer - 83 gallons per person per day (or 169 gallons per ERU per day) Solid Waste - 7.2 pounds per person per day Stormwater - C - using a 25 year/24 hour design
Transportation	D - on all major arterials E - on all minor arterials D - on all county collections D - on all City-maintained roads
Recreation and Open Space	5 acres per 1,000 population
Public Schools	Elementary – 95% total capacity Middle – 100% total capacity High – 100% total capacity

Measurement: *Record of concurrency certifications.*

Policy 10.1.4.2: Punta Gorda will utilize a Concurrency Management System to ensure the minimum level of service standards are maintained or exceeded. The Concurrency Management System to be utilized is that system described in Section IV of the *Capital Improvements Element*, including the LOS standards included therein.

Measurement: *Record that Concurrency Management System is operational and regularly updated with new data through the DRC process.*

Policy 10.1.4.3: Punta Gorda will utilize the Concurrency Management System to ensure that public facilities and services are available prior to the issuance of a development order or permit to determine whether there is adequate capacity, e.g. water supply, to serve the new development and the issuance of a permit be subject to the condition that

at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development.

Measurement: *LOS standards that conform to City standards and a record of concurrency within those standards.*

Policy 10.1.4.4: Within one year of the update of the Comprehensive Plan, Punta Gorda will review, and revise if necessary, its Concurrency Management System to improve permit tracking, decision-making, and level of service attainment. In addition, within the same timeframe, the City will adopt land development regulations (LDRs) that are consistent with and which implement the requirements of the Comprehensive Plan.

Measurement: *Any necessary improvements to the Concurrency Management System.*

Policy 10.1.4.5: Land development regulations (LDR's) will include provisions that development orders or building permits will not be issued unless level of service (LOS) standards are maintained.

Measurement: *Review and revision of land development regulations.*

Policy 10.1.4.6: The City shall consult with the applicable water supplier to determine whether adequate water supplies to serve new development will be available no later than the anticipated date of issuance of a certificate of occupancy (CO).

Measurement: *Written determination that adequate water supply is available.*

Policy 10.1.4.7: Building permit issuance shall be subject to the condition that at the time of the issuance of a certificate of occupancy (CO) the necessary facilities and services are in place and available to serve new development.

Measurement: *The issuance of a Certificate of Capacity.*

Policy 10.1.4.8: The City shall ensure that final development permits specify any improvements required to meet adopted levels of service and an implementation schedule for those improvements.

Measurement: *Record of such final development permits.*

Objective 10.1.5: Future development in Punta Gorda will pay the proportionate cost of infrastructure and services resulting from its impact.

Policy 10.1.5.1: Punta Gorda will assess impact fees or accept impact fee credits on new development to cover the fair share costs of capital improvements resulting from new growth and to maintain appropriate levels of service.

Measurement: *Impact fees assessed.*

Policy 10.1.5.2: Impact fees will be used to fund capital improvements needs resulting from new development and will not be used to fund existing deficiencies.

Measurement: *Budgeting of impact fees to projects.*

Policy 10.1.5.3: The current Fair Share Impact Fee Ordinance and fee schedule will be reviewed every two years to reflect changing needs and costs.

Measurement: *Record of review of impact fee ordinance according to schedule.*

Policy 10.1.5.4: The current water and sewer systems capacity increase fee schedules (impact fees) will be revised as necessary to reflect changing needs and costs.

Measurement: *Record of review and revision as necessary.*



11

HISTORIC

Historic Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

The *Historic Element* provides a plan for the preservation of the city of Punta Gorda's historical resources which include historical, architectural, maritime, and archaeological sites. This purpose is in accordance with the foresight of the city's founder, Isaac Trabue, who preserved land along the harbor and inland upon which sites were built and our stories took place. So that we may continue to grow in our understanding of the past and celebrate the greatness of our cultural heritage, it is important to increase awareness of our city's historical resources. It is also critical to identify sites, districts, structures, and artifacts of historical, cultural, archaeological, and ecological significance to allow continued research of our cultural history on land preserved for this purpose. Education of our population on the importance of historical preservation of these vast resources provides a catalyst to economic development, cultural heritage, and sustainable tourism.

The city of Punta Gorda has a rich, diverse history. 1884 marked the beginning of modern settlement in Punta Gorda when, on the instructions of Mr. Trabue, surveyor Kelley B. Harvey laid out streets and blocks along the Peace River for the Town of Trabue, the area was originally settled, many centuries before European explorers landed in Florida, by the Calusa tribe. In the 15th century, Spanish ships explored our waters. In the years that followed, small Spanish fishing encampments were established along the coast. These early migrants were Cuban fishermen who traded cattle, fish, and other goods with Cuba. In the 19th century, after the Seminole Wars, pioneers settled the land growing crops and raising cattle that fed both U.S. and Confederate Armies during the War Between the States. In the 1880's, the railroad brought relative prosperity and many famous visitors to the area. Men and women from all over the world have walked along the harbor to view the magnificent sunsets and the majestic wildlife.

To that end, the goals, objectives and policies (GOP's) of this element need to guide future growth in the fine balancing act between the individual development rights and community benefits in an effort to preserve the rich diverse historical and ecological past of the city of Punta Gorda. Implementation of the entire Comprehensive Plan is an important component in preserving the city's historical and natural resources to create a more sustainable urban environment, while reinforcing not only the city's urban form, but also complimenting the pattern of development, preventing urban sprawl, and providing for continued economic development. Therefore, the GOP's must be far-reaching enough to encompass the full range of the community vision, while allowing the necessary flexibility required by the rapidly changing social, economic, and technical landscape. Balancing growth with economic sustainability will become paramount in a time of limited economic resources.

II. INTRODUCTION

Purpose

The *Historic Element* provides a plan for the protection, enhancement and preservation of those structures or lands in the area having historical, archaeological, architectural, scenic, or similar significance. Through the Growth Management Act, historically significant properties and resources are required to be addressed by the *Future Land Use* and *Housing Elements*. This new element will meet the requirements of the rules, fulfill a desire of the citizens to set in place policies that will strengthen and enforce our historical preservation efforts and preserve and protect historic and archaeological resources within the city. This historic preservation will enhance community pride and strengthen the partnerships among the

past, present, and future providing for orderly growth in the life and appearance of the community.

Relationship to the City's Comprehensive Plan

The goals, objectives and policies identified in the *Historic Element* literally relate to every other element of the City's Comprehensive Plan in the following manner:

- The *Future Land Use Element* seeks to and utilizes advanced innovative and sustainable development techniques that include, transfer of density, density bonuses, planned developments, and land use classifications that permit a mix of uses. These tools are used to advance such strategies as affordable housing, historic preservation, and protection of environmentally sensitive areas. The designation of the Historic Districts protects historic resources in and around the traditional downtown of Punta Gorda. It provides for review of proposed changes to historic buildings. It grants the City "first right of refusal" to any historic structure should a property owner submit a demolition permit. It encourages property owners to seek preservation assistance from the Historic Preservation Advisory Board (HPAB). In addition to the protected districts, the City offers limited protections to any structure listed on the Florida Master Site File.
- The *Conservation Element* provides key data and goals which identify the rich historic ecological communities of land which played an important role in the development of the City of Punta Gorda. As the community continues to grow, it is important to manage, conserve and protect the diverse wildlife and their native habitats within the city of Punta Gorda.
- The *Coastal Management Element* details Punta Gorda's traditional economy, which was primarily comprised of fishing, tourism, and rail to water transportation. The city of Punta Gorda is situated at the mouth of the Peace River on Charlotte Harbor. This area is a vital part of the Coastal and Heartland National Estuary Partnership as designated by the U.S. Environmental Protection Agency. Approximately half of the city's waterfront lies within this ecologically rich aquatic preserve. The city's downtown waterfront area contains numerous historic structures. This element provides policies that assist in maintaining the historical integrity of structures while striving toward compliance with Federal Emergency Management Agency (FEMA) building standards and local hazard mitigation strategies.
- The *Infrastructure Element* is concerned with the impacts of the existing and future facilities on existing historic and natural systems.
- The *Housing Element* identifies an adequate supply of land and housing opportunities which include a variety of housing types and costs, to meet the needs of very low, low, and moderate income households, both present and future. The conservation and rehabilitation of the current housing stock, which may include historic structures assists the City in meeting its goal to eliminate sub-standard housing conditions; allows the opportunity for the appropriate siting of group and foster care facilities in residential areas, and presents possible coordination of various housing programs with other agencies.
- The *Recreation and Open Spaces Element* details the park system identifying intensive play areas, nature oriented activity areas, extensive natural areas, special activity areas, and urban scenic and historic passive areas. By incorporating its historic districts and structures into the overall park system the City increases awareness and appreciation to its historic resources.
- The *Community Facilities Element* supports the future level of service and promotes a coherent built environment, which respects local, historical, and

regional architecture. The City directly owns and maintains two historic properties, City Hall, and the A. C. Freeman House.

- The *Transportation Element* supports the concept of future growth and promotes a coherent built environment, which respects local, historical and regional architecture. The promotion of an integrated and balanced transportation system based on pedestrian, bicycle, transit, and automobile use allows for residents and tourists to maneuver through the city to their respective destination points. Focusing on all modes of transport in a balanced manner the City seeks to preserve our downtown and waterfront areas, as well as the historical resources found there. The Comprehensive Plan seeks to outline the aesthetic, economical, historical, and philosophical goals the City feels will achieve high standards and promote the unique character and environment of Punta Gorda, while enhancing property values and advancing the quality of life. The City of Punta Gorda remains focused on improving its multi modal connection system to all communities and implementing its vision as the economic hub of Charlotte County, grounded by the strong connection to its rich history and natural environment.
- The *Public School Facilities Element*, by virtue of the overall growth management strategies, analyzes the direction and intensity of future growth and development in siting future public school facilities consistent with the Future Land Use Map (Map #5), including the Historic Overlay Districts (Map #7).
- The *Intergovernmental Coordination Element* 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 regional and historical levels.
- Although no longer required by the state, the *Capital Improvements Element* ensures concurrency is achieved within a five-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 and improving the level of service for all areas within the city, including the Historic Districts.

III. LEGISLATION

Federal Regulations

HISTORIC SITES ACT OF 1935 (PUBLIC LAW 74-292)

This Act is the predecessor to the National Historic Preservation Act. It required the Secretary of the Interior to identify, acquire, and restore qualifying historic sites. It also called upon federal agencies to consider preservation needs in their plans.

THE NATIONAL HISTORIC AND PRESERVATION ACT OF 1966

The National Historic Preservation Act of 1966 was written to preserve historical and archaeological sites in the United States. It established the National Register of Historic Places which identifies sites, buildings, districts, and significant objects that are important to American history, architecture, archeology, engineering, and culture. The act requires federal agencies to evaluate the impact of all federally funded or permitted projects on historic properties (buildings, archaeological sites, etc.) through a Section 106 review process. This process requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. The Act also created the list of National Historic Landmarks and the State Historic Preservation Offices.

Transportation Act of 1966 (Public Law 89-670 23 U.S.C. 138)

Section 4(f) of the Transportation Act established the requirement for consideration of park and recreational lands, wildlife and waterfowl refuges, and historic sites in transportation project development. The law, now codified in 49 U.S.C. §303 and 23 U.S.C. §138, is implemented by the Federal Highway Administration (FHWA) through the regulation 23 CFR 774.

National Environmental Policy Act (NEPA) of 1969 (Public Law 91-140 42 U.S.C. 4321 et. seq. 1970)

The NEPA of 1969 specifically calls for the coordination of federal plans, functions, programs, and resources to the end that the Nation may preserve important historic, cultural, and natural aspects of our heritage, and maintain wherever possible, an environment that supports diversity and variety of individual choice.

Archeological Resources Protection Act of 1979

The purpose of the Archeological Resources Protection Act of 1979 is to secure, for the present and future benefit of the American people, the protection of archaeological resources and sites which are on public lands and Indian lands, and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals (Sec. 2(4)(b)).

State Regulations

Florida Statutes

Chapter 163.3177 (1) (a)

Under Florida Statutes, the Comprehensive Plan may include optional elements. The purpose of this element is to set out plans and programs for those structures or lands in the area having historical, archeological, architectural, scenic, or similar significance.

Chapter 267

Florida Historical Resources Act is Florida's primary historic preservation legislation and it grants the Division of Historical Resources title to the sites and artifacts on state-owned and state-controlled land. This statute requires a permit to conduct archaeology and provides penalties for removing or disturbing sites or objects without such permit. It applies to whether a site is recorded or not with the Division of Historical Resources.

Local Regulations

City Ordinance - Land Development Regulations Chapter 26 City of Punta Gorda Code of Ordinances

Section 3.14 - HO, Historic Overlay District

The Historic Overlay District is established to preserve and protect Punta Gorda's locally designated historic districts and landmarks, which are among the city's most valued and important assets.

Section 3.15 Establishment of Official Zoning Map

The boundaries of all districts are established as shown on the Official Map, which is considered as part of the Code. Any amendments made to the boundaries must be reflected on the Official Zoning Map by the Zoning Official or designee within 30 days following the amendment.

Section 7.3 Building Style

Buildings subject to the provisions of Article 7 are required to incorporate elements of the architectural styles outlined in the City of Punta Gorda Historic District Design Guidelines Part II.

Section 8.1 Demolition and Relocation of Historic Buildings

This section establishes minimum standards for the demolition and relocation of structures listed on the National Register of Historic Places, the Florida Master Site File, or other Local Historic Landmark.

Section 8.16 Transfer of Development Rights [TDRs]

This section allows any structures listed on the National Register of Historic Places, the Florida Master Site File, or other Local Historic Landmarks to become sending sites for the purposes of transferring development rights.

Section 10.6 Parking in the CC District

The provisions of this section permit all existing structures to be considered conforming in regard to parking even if renovations occur and/or uses on the site change.

Section 11.11 Creative Signs

The provisions of this section allow the creative application of signage beyond the restrictions otherwise encapsulated by Article 11. The Design Criteria established in this section specifically relate to the preservation and enhancement of the historic character of the city.

Section 15.4 Historic Preservation Advisory Board

This section outlines the power and duties of this board relative to the Land Development Regulations, Chapter 26 as established by City Council.

Section 16.3 Application for Certificate of Appropriateness

This section provides the requirements for a Certificate of Appropriateness for any structures listed on the National Register of Historic Places, the Florida Master Site File, or other Local Historic Landmark, establishing two levels of review; Staff level and Historic Preservation Advisory Board level: based on activities applied for on the Certificate of Appropriateness.

Land Development Regulations Chapter 7 City of Punta Gorda Code of Ordinances

Article V. Floodplain Management Code

Article V provides standards for flood hazard areas of the city. In addition, over ninety (90) percent of the land area of the city lies within the 100 year floodplain. These provisions are critical to the safe development of the city. This Section specifically recognizes the need to provide relief from these provisions for designated historic structures so as to minimize the adverse impacts of the provisions to the architectural and historic character of the structures reviewed."

IV. INVENTORY & ANALYSIS

The history of Punta Gorda and Charlotte Harbor is rich and diverse, a kaleidoscope of changing landscapes and cultures. History is etched in the land, told in our stories, and written in our books. As we piece together a more accurate picture of the past, the present is enriched, and we better understand our responsibilities to the future.

Over the past centuries, ecologists, biologists, and geologists have studied the land. From soil and rock samples, scientists have identified and described changes in Florida's landscape. Archeologists have pieced together information about the

people that lived here from the artifacts unearthed from numerous local digs.

Beginning in the 15th century with the landing of Ponce de Leon, we have written accounts of our history. Because our land was occupied by many different peoples, our history is richly diverse. A document published through the Charlotte County School System in the 1950s, republished recently by the Local History Curriculum Committee, contains an historic overview of our area within the context of the history of Florida. The information in this document is divided into historical periods from the Early Contact Period (12,000 BC) through to the Modern Era Period (ending 1959). This document is reprinted below. To this is added the General Development Period (1960 to1988), the Post-General Development Period (1989 to 2004), and the Post-Charley Period (2004 to present time) wherein we write our own pages of history.

12,000 BPE: Florida's Prehistoric People

Archeological evidence indicates that people inhabited the Florida Peninsula 12,000 years ago. Florida's land mass was more than twice the size as it is today. Large mammals, now extinct, such as the saber-toothed tiger, the mastodon, and the giant armadillo roamed the land. Florida's ecosystems supported a wide diversity of plants and animals. The people that inhabited Florida were hunter-gatherers, subsisting on small animals, plants, nuts, and shellfish, settling in areas where there was a fresh water supply, sufficient resources for tool-making, and firewood. Florida's pre-historic people developed cultivated agriculture, established trade with other groups in what is now the southeastern United States, and developed complex social organizations reflected in ancient temple mounds and village complexes. The Calusa and Tequesta Indians vied for domination of South Florida at the Charlotte Harbor Boundary.

1500 – 1521 AD: Landing of Juan Ponce de Leon

Although other Europeans may have landed on Florida's shores prior to 1513, Florida's written history begins in this year with the arrival of Juan Ponce de Leon, Spanish explorer and adventurer. Ponce de Leon first wades ashore on the northeast coast of Florida, presumably near present-day St. Augustine. He names the land Florida in honor of Pascua Florida, the feast of the flowers, Spain's Easter time celebration. Florida is identified as a desirable place for explorers, missionaries, and treasure seekers. In 1521 Spanish records indicate that Ponce de Leon accompanied by two-hundred people lands on the southwestern coast of Florida at a spot presumed to be Charlotte Harbor at Pine Island in what is now Lee County. Ponce de Leon brings with him Andalusian horses and cattle, sheep, goats, and pigs to help create a new settlement. Ponce de Leon's attempt at colonization fails due to attacks by native people. In a bloody battle between the Calusa Indians and the Spanish, Ponce de Leon is fatally wounded, and the colony is abandoned. This version of history is however widely disputed, according to American Journalist and author Michael Grunwald, in his book "The Swamp", Ponce came to Charlotte Harbor with a cadre of Native Americans from the east coast of Florida, whom he had formed an alliance with, and agreed to conduct "peace negotiations" between the warring tribes (a.k.a. agreed to intimidate Calusa into submission).

An unknown Spanish cartographer was updating a map of the New World. On the map, he sketched a meandering river in a previously uncharted region. Like all cartography, it was part accurate representation, part educated guess. He labeled it Rio de la Paz, or the "Peace River."

1539 – 1542 AD: Exploration of Hernando de Soto

According to some historian's accounts, Hernando de Soto, an explorer and adventurer, is believed to have landed in the

vicinity of Charlotte Harbor Town in 1539. De Soto headed an expedition in hopes of finding the fabled wealth of the Indian People, he brought with him, cattle, hogs, and Spanish war dogs known as "Alons". These animals, allowed to run wild in the swamps, hammocks, pine forests, and grassy plains, spread throughout the Florida peninsula. Although no great treasures were found by de Soto, his explorations might have informed Europeans about Florida and its relationship to Cuba, Mexico, and Southern and Central South America.

1559 – 1600 AD: Spanish Gain Control of Florida

While throughout the period of early exploration Spanish vessels, called plate fleets, heavily laden with gold, silver, and supplies, sail the Gulf Stream through the Florida Straits, it would not be until 1559 that Europeans would attempt to colonize Florida.

Under the leadership of Tristan de Luna Y Arellano the Spanish attempt to establish a settlement at Pensacola Bay, but a series of misfortunes thwarts this effort. Beginning with the explorations of Juan Ribault in 1562 and followed two years later by a fellow Frenchman, Rene Goulaine de Laudonniere, the French begin to colonize the area. De Laudonniere establishes Fort Caroline at the mouth of the St. John's River, near present-day Jacksonville. French explorations accelerate Spain's plans for colonization. In 1565 Pedro Menendez de Aviles hastens across the Atlantic and lands at a place he calls San Augustin (St. Augustine), the first permanent European settlement in what is now the United States. Menendez accomplishes his goal of expelling the French, attacking, and killing all settlers except for non-combatants and Frenchmen who profess belief in the Roman Catholic faith. He captures the French Fort Caroline and renames it San Mateo. Two years later the French, under the leadership of Dominique de Gourgues, retaliate against the Spanish recapturing San Mateo. The Spanish stationed at San Mateo pay with their lives. This does not halt the Spanish whose pattern of constructing forts and Roman Catholic missions among the native people continues. One such mission is established at San Antonio among the Calusa at their capital, Toampe. San Antonio is located in St. Carlos Bay, now known as Charlotte Harbor, and is believed to have been located at or near the present day Burnt Store area just south of the present day city of Punta Gorda. The mission-fort is in use for at least two years. The English, also eager to exploit the wealth of the Americas, increasingly come into conflict with Spain's expanding empire. In 1586 the English captain, Sir Francis Drake, loots and burns the tiny village of St. Augustine. Spain's control of the area continues, despite this attack. As late as 1600 Spain's power over what is now the southeastern United States is unquestioned.

1607 – 1740 AD: Spanish Control of Florida Weakens

The English establish their first colonies in North America at Jamestown and Plymouth well to the north of the seat of Spanish colonial power in Florida. Wanting to take advantage of the continent's natural resources, the English gradually push the borders of Spanish power southward into southern Georgia. English settlers in the Carolinas are particularly hostile toward the Spanish. Led by Colonel James Moore, the Carolinians and their Creek Indian allies attack Spanish Florida's eastern borders in 1702, destroying the town of St. Augustine. Their assaults continue for several years, killing many native people and enslaving many others. At the same time, French explorers are moving down the Mississippi River Valley and eastward along the Gulf Coast. The French continue to harass the Spanish, capturing Pensacola in 1719, 21 years after the town had been established. England establishes Georgia in 1733. In 1740 Georgians attack the Castilllo de San Marcos at St. Augustine for almost a month. While the attack is not successful, it does point out the growing weakness of Spanish

Florida. During this time, Florida's native population suffers many losses. Between 1702 and 1710, Florida's native population is devastated by disease, war, and slave raids by English colonists from Georgia. The Spanish control of Florida weakens as the last remaining sympatric Calusa are evacuated to Cuba. Displaced from their homelands in the southeastern United States, bands of Lower Creek Indians migrated to Florida and the Peace River Valley in the early 1700s, while it was still under Spanish rule. There they mingled with runaway slaves and adopted the colorful attire of Scottish traders, forging a unique culture and coming to be known as Seminoles, or "separatists." The Seminole Indians, who settled on the banks of the Peace River Valley located on the River Tallackchopo, "The River of Long Peas," for the wild peas that covered the river's banks. This River was previously identified on other maps as the Peace River.

1763 – 1783 AD: British Gain Control of Florida

Britain captures Havana, Cuba from Spain during the Seven Years' War (1756 to 1763). In exchange for Havana, the British gain control of Florida in 1763. The British split Florida into two parts, East Florida with its capital at St. Augustine and West Florida, with its seat at Pensacola. Britain offers land and help to white settlers to generate products for export. British surveyors map much of the land and coastline. In 1765 British surveyor George Gould finds 400 Spanish-Indian fishermen curing mullet for the Cuban market on San Carlos Bay and in 1772, Bernard Romans surveys San Carlos Bay renaming the northern estuary "Charlotte" after King George's queen. Romans' map is engraved on copper by Paul Revere of Boston. During this period, the British also try to develop relations with the Seminoles moving into the area from the north. British strategies for growth may have converted Florida into a flourishing colony, but plans are interrupted by the War for American Independence (1776 to 1783.) Throughout the War for Independence, the two Florida's remain loyal to Great Britain. Spain, participating indirectly in the war as an ally of France, captures Pensacola from the British in 1781. In 1784 Spain regains control of the rest of Florida as part of the peace treaty that ends the American Revolution.

1783 – 1821 AD: Florida Becomes a United States Territory - 2nd Spanish Period

When the British evacuate Florida, Spanish settlers, as well as settlers from the newly formed United States, come pouring into Florida. Spain offers favorable terms for acquiring property known as land grants. Others coming into Florida are escaped slaves. Instead of becoming more Spanish, east and west Florida becomes increasingly more American. During this period, the United States led several official and unofficial U.S. military expeditions into Florida. In 1818 General Andrew Jackson leads a military foray into Florida. General Jackson's battles with Florida's native people would later be known as the First Seminole War (1818 to 1827). In 1821 Spain formally cedes Florida to the United States according to the terms of the Adams-Onis Treaty. And in the same year, Andrew Jackson returns to Florida to establish a new territorial government on behalf of the United States.

1821 – 1832 AD: The Treaty of Payne's Landing

East and West Florida are merged into one entity after territorial status is granted. Tallahassee is chosen as the capital due to its location halfway between St. Augustine and Pensacola. The territory of Florida is a vast wilderness, sparsely populated with settlements of Native Americans, African Americans, and Spaniards. Prior to the railroads, immigration to south Florida is slow, yet the Red Hills area in the Panhandle is particularly attractive to people from the older southern plantations in Virginia, the Carolinas, and Georgia. The Indian population at this time consists of several groups, particularly the Seminole and Miccosukee people.

Many African-American refugees, (known as, "maroons"), from slavery in the Southern U.S. live with the Indians. In 1821 a group of maroons settle at Pine Island and establish a colony. They obtain weapons from Cuban-Spanish fisherman and make a living cutting timber and fishing, selling the wood and fish in Havana. The colony lasts for a few years after which the maroons flee to the Bahamas via fishing boats.

Indian removal becomes popular with white settlers because they want the lands occupied by the Indians and the Indian community often provides a sanctuary for runaway slaves. The federal government is pressured to remove Indian people from Florida. In 1832 the U. S. government and Seminole leaders sign the Treaty of Payne's Landing. Under this treaty the U. S. offers lands west of the Mississippi to Indians who agree to leave Florida voluntarily.

1835 – 1842 AD: The Second Seminole War

As many Indians leave the state, many decide to stay. Seminole leader Osceola refuses to leave his land. In 1835 the U. S. government sends troops to Florida to enforce the treaty. The Second Seminole War (1835 to 1842) begins with the Dade Massacre. The Seminoles kill all but one of the 110 troops sent by the U. S. Osceola becomes a legendary Seminole war leader. Under his leadership, the Seminoles win the respect of the United States soldiers for their bravery, fortitude, and ability to adapt to changing circumstances. Osceola is arrested by Brigadier General Joseph Marion Hernandez while negotiating under a white truce flag in October 1837 by order of General Thomas Jesup. Osceola dies of malaria in South Carolina less than three months after his capture. During this time, in August of 1841, a detachment of the 8th infantry, commanded by Captain T. P. Guynn, is posted on Pease Creek, previously known as "the River of Peace", twenty miles from the mouth on the river, on the southern bank, eighty miles south of Fort Brooke. The post is called Camp Ogden and is established for the dual purpose of being an advanced position towards the Big Cypress Swamp, and a convenient spot to procure suitable material for the building of canoes. The Second Seminole War Finally ends in 1842, seven years after it began. Under President Andrew Jackson the U. S. government spends over $10 million dollars and the lives of many U.S. soldiers, Indian people, and U. S. citizens to force the removal of the Seminoles. In the end, the outcomes are not as the federal government had planned. Some Indians migrate voluntarily, some are captured and sent west under military guard, while others escape into the Everglades where they make a life for themselves away from contact with white people.

1842 – 1845 AD: Florida becomes the 27th State of the United States

Despite bloody conflicts with Indian populations, white Floridians concentrate on developing the territory and gaining statehood. The population reaches close to 54,500 people with African-American slaves making up almost half the population. Steamboat navigation is well established on the Apalachicola and St. Johns Rivers and railroads are planned. During this period, Florida is divided into three areas: East Florida from the Atlantic Ocean to the Suwannee River; Middle Florida, between the Suwannee and the Apalachicola Rivers; and West Florida, between the Apalachicola River and the Perdido River. The southern area of the territory, south of present day Gainesville, is sparsely settled by whites.

In 1845 Thomas P. Kennedy opens a trading post for Seminoles on the east shore of Charlotte Harbor. On March 3, 1845 Florida becomes the 27th state of the United States with William Dunn Moseley as the first Governor.

1845 – 1858 AD: The Third Seminole War

After Osceola's death during the Second Seminole War, Billy Bowlegs becomes a rising Seminole leader. While he had signed

the Treaty at Paynes's Landing, he refuses to leave the state. He and his band of 200 warriors become some of the most prominent survivors of the war. Billy Bowlegs is brought to Washington D.C. to impress upon him the power of the country which Florida is a part. Although there is tension between the settlers and the Indians, Bowlegs and his warriors live in relative peace in southwest Florida. An Indian agent, John Casey, is assigned to the area and in 1849 Chief Bowlegs and Agent Casey meet for negotiations at the Burnt Store site. Tensions escalate and the United States Army builds Fort Ogden on the east bank of the Peace River to oppose the Seminoles. Captain John Winder builds a fort on the west bank of the Peace River near Fort Ogden as a refuge for settlers. In 1855 a group of Army engineers invades Bowlegs property and cuts down a banana tree. This action is believed to be a deliberate act to provoke Bowlegs to retaliate so that there is reason to force the relocation of the Indians. The ploy works and the Third Seminole War begins with the conflict lasting until 1858.

In 1857 a U.S Army "breastworks", named Camp Whipple, which is now known as Cleveland, and located on the south shore of Peace River, the only military Fort or Camp in the current boundaries of Charlotte County, is constructed by Company H, Fifth, U. S. Infantry. This temporary defense site is built to monitor the last of the Seminoles lingering in the area. In 1858 the last battle of the Third Seminole War is fought on the Peace River south of Fort Meade. Chief Bowlegs, defeated, agrees to relocate to Oklahoma with the remaining known Seminoles. Florida's Peace River author, Canter Brown, Jr. states that for centuries the Peace River was designated in various languages on European maps as the River of Peace and by the mid- to late-1800s, the name Peace River had become commonplace and it remains so.

1860 – 1865 AD: Florida Secedes from the Union

Slavery issues begin to dominate the affairs of the new state. Most Florida voters, white males ages 21 years or older, do not oppose slavery; yet they are concerned about the growing feeling against it in the North and view the new anti-slavery Republican Party with suspicion. In the 1860 Presidential election, no Floridians vote for Abraham Lincoln. Shortly after Lincoln's election, a special convention draws up an ordinance that allows Florida to secede from the Union on January 10, 1861. This secession action is not submitted for popular approval and there is a large minority in Florida opposed to the secession.

On April 11, 1861, Fort Sumter is captured and the Civil War begins. On April 19, 1861 Abraham Lincoln proclaims the naval blockade of the southern states including Charlotte Harbor. During the Civil War, Florida supplies the Confederacy with food and other provisions via ship captains known as blockade runners. Captain James McKay, a Scottish immigrant who had set up residence for himself and his family in Tampa, operates a shipping company running the blockades of Southwest Florida's many ports. He becomes one of Florida's most active blockade runners. In response to Union Naval raids, Captain James McKay forms the Cow Cavalry, a small group of ranchers and cowhands that protect cattle ranches, salt mills, and small Florida towns from Union raids. Members of the Cow Calvary include locals in the Myakka and Peace River area. Captain James McKay and Jacob Summerlin, reputed to be the first born on Florida territory and who amasses a fortune from cattle ranching, abandon the Burnt Store Dock and build a new one at Hickory Bluff, today's town of Charlotte Harbor, with the help of ranchers Joel Knight, Jockey Whidden, and others. McKay's side wheel steamer makes six successful runs through the blockade before the steamer "Scottish Chief" is caught and burned in the Hillsborough River near present day Tampa. In 1863 Union Rangers from Key West mount an incursion into

ranches between the Myakka and Peace Rivers to recruit converts from the Confederacy. The Union Rangers retreat without success after two desultory skirmishes near El Jobean. In 1865 shortly before the end of the Civil War, the Confederate Cow Cavalry of Peace River cattlemen attack Union forces at Fort Myers. A few cannon rounds are exchanged without effect.

1865 – 1876 AD: County Seat Moves to Pine Level

The land that is now Charlotte County is part of Manatee County. Manatee County moves the county seat to Pine Level, near Tater Hill, now Arcadia. Nathan Decoster, formerly a Union Officer at Fort Myers, locates to Hickory Bluff near Charlotte Harbor Town to operate the first sawmill south of Tampa. Decoster later plats Harbor View. In 1867 the International Ocean Telegraph Company builds a line and parallel road just west of Babcock Ranch to Punta Rassa, and then the first undersea cable to Havana. Beginning in 1869 the Federal government institutes a congressional program of reconstruction in the southern states including Florida. During this time, Republican officeholders enact sweeping changes, many of which are aimed at improving conditions for African Americans. John F. Bartholf, formerly a Union officer at Fort Myers, is named Reconstruction Clerk of Court at Pine Level and later Superintendent of Public Instruction. Around this time Federal troops are ordered to leave Florida. John Lomans, a former Union Army private from Washington D.C., the only African American in Manatee County who can read and write, is appointed 'servant of the court' to serve on all juries. In 1870 Ziba King sets up a store at Fort Ogden and begins to build the largest cattle herd in the area. His cow path to Hickory Bluff Dock along an old Indian trail is today's King's Highway. In 1873 or 1874 the Trinity Methodist Church, the oldest congregation in today's Charlotte County, is organized at Hickory Bluff. Superintendent of Public Instruction, John F. Bartholf, builds the first school there. Frederick and Jarvis Howard, brothers, homestead on the south shore of the Peace River in the early 1870s. Frederick's wife, Anna, and two nephews move to the homestead in 1874. Jarvis keeps a diary of their experiences in the area in the mid-1870s. In 1874 or 1875 Nathan Decoster is named County Judge. He sells his sawmill to Thomas Williams. In 1875 a Post Office is established at Hickory Bluff. John F. Bartholf is named postmaster and calls his post office Charlotte Harbor to describe his jurisdiction territory that included all north harbor settlements.

1877 – 1878 AD: Tourism Increases in Southwest Florida

During the final quarter of the nineteenth century, large-scale commercial agriculture in Florida, especially cattle ranching, grows in importance. Industries such as cigar manufacturing take root in the immigrant communities of the state. Additionally, investors become interested in enterprises that extract resources from the water and land. These extractive operations are as widely diverse as sponge harvesting in Tarpon Springs and phosphate mining in the southwestern part of the state. The Florida citrus industry grows rapidly despite occasional freezes and economic setbacks. During this period, many railroads are constructed throughout the state by companies owned by Henry Flagler and Henry B. Plant, who also build lavish homes near their railroad lines.

Beginning in the 1870s, the natural beauty of Charlotte Harbor and Lemon Bay, as well as our mild climate, attracts visitors from the northern states. Steamboat tours of Florida's winding rivers are a popular attraction for these visitors, some of whom settle permanently. In 1878 Captain William Goff settles at Lemon Bay, today's Englewood. Goff operates a schooner called "Nellie Bly," sparking the settlement of Vineland. One year later, in 1879, James Madison Lanier and his wife, Sarah, build the first log home in what is today's Punta Gorda. And, in 1880, John Cross founds Liverpool on the Peace River south of Fort Ogden. Cross operates an ox-drawn drayage and general store

on this site. Cross builds a wharf and warehouse at Liverpool as a deep-water port for the busy community of Fort Ogden. Service is provided to the port by two sailing vessels of 30 to 40 ton capacity, the Lilly White and the Emma White, connecting this area to Key West and Mobile, Alabama.

1878 – 1886 AD: Isaac Trabue arrives in Charlotte Harbor

Tourism brings investors and the Internal Improvement Act stimulates initial efforts to drain the southern portion of the state in order to convert it to farmland. In 1881 Hamilton Disston, a wealthy saw manufacturer, buys four million acres of swamp and overflowed lands including the shores of Charlotte Harbor for 25 cents an acre. This purchase was important in bringing the railroad into south Florida. Disston's purchase freed Florida from the debt caused by the earlier obligation of guaranteed bond payments by the trustees of the Internal Improvement Fund and enabled the state to entice the railroads to build through offering of land grants. In December, Disston sells the Charlotte Harbor area land to Sir Edward J. Reed, a member of Parliament and a wealthy financier. John Cross becomes a real estate agent for Reed. In 1883 Cross advertises cheap land at Charlotte Harbor in the northern newspapers. Colonel Isaac Trabue of Louisville, Kentucky, sees Cross' advertisement and buys thirty acres from James Lanier. In 1884 surveyor Kelley B. Harvey works to lay out streets and blocks according to instructions from Isaac Trabue. All waterfront property is designated to be parks and streets are laid to wind along the Peace River. The Town of Trabue, a subdivision, is recorded on February 24, 1885. These development projects have far-reaching effects on the agriculture, manufacturing, and extractive industries of late nineteenth century Florida. In 1883 Army Captain Francis LeBaron surveys the Peace River and discovers phosphate deposits. The citrus industry especially benefits as it is now possible to pick oranges in south Florida, put them on a train heading north, and eat them in Baltimore, Philadelphia, or New York in less than a week.

More tourism brings more people. With more people, there is a need for spiritual leadership. In 1882 the Reverend George W. Gatewood, a licensed Methodist preacher, comes to the area to minister to settlers and the Seminole Indians. In 1884 Cleveland is platted by Dr. A. T. Holleyman, who builds the Baxter House, a hunting lodge for himself, his partner, W. J. Scott, and friends. In 1885 Colonel Isaac Trabue sets aside a city block in his Town of Trabue plat for cultivation of pineapples, profits from which buy gold medals for winners of an annual chess tournament. Trabue also persuades Florida Southern Railway to extend its line from Bartow to his town. Albert W. Gilchrist arrives in the Town of Trabue as a surveyor for the Florida Southern Railway. He employs five black crew and a foreman who settle in Punta Gorda. They include Sam Kenedy, Dan C. Smith, Columbus Reese, Alex Stephens, and S.P. Andrews. In 1885 pebble phosphate is discovered on the banks of the Peace River just above Punta Gorda. Phosphate is a valuable mineral for fertilizers and many other products and is in great demand worldwide. The phosphate is barged down the Peace River to Port Boca Grande where it is loaded onto schooners for worldwide shipment.

In 1886 the Southern Railroad extends tracks into Punta Gorda making it the southernmost terminus of the U.S. rail system. In addition to providing an alternate means of exporting fish and minerals overland, the railroad brings more tourism to Southwest Florida. In July of 1886, the first train arrives at Trabue with 200 workmen who immediately begin the building of the large Hotel Punta Gorda for wealthy winter visitors. During the hotel's first season, there are 3,320 guests registered, making it a popular southern resort for northern tourists. Also in this year, a post office is established at Cleveland. The Hotel Dade, a commercial hotel, may have been opened as early as 1886 for some of the visitors during the

construction of the Hotel Punta Gorda and the Railroad Wharf, but officially opened in 1887.

1887 – 1905 AD: The City of Punta Gorda is Born

In 1887 the Town of Trabue is part of Manatee County. On May 19th, 1887, a convention is called to divide the County of Manatee. A dividing line is established and the City of Trabue becomes part of the newly established DeSoto County. On December 3rd, 1887, a group of thirty-Four (34) citizens, including four African American Surveyor crew who arrived with Albert Gilchrist, led by Kelly B. Harvey, met at the Hector House around a pool table and voted to incorporate the town. Documents are filed in December 1887 at Pine Leve, and the town of Trabue became the City of Punta Gorda.

Development continues in newly incorporated Punta Gorda. The hub of Punta Gorda's commercial activity is the Railroad Wharf at the end of King Street. A rail connection is built between the Long Dock. After the 1886 fire in Key West, many small Key West cigar firms looked at towns all over Florida for attractive opportunities to re-establish their businesses. They sought free land and free buildings, and many enterprising communities provided the financial incentives. The El Palmetto Cigar Company relocates to Punta Gorda and flourishes, housing workers in small cottages at E. Virginia and Cochran Street. One house is later donated to the Punta Gorda Historical Society to be relocated to History Park.

In 1888 classes outgrow the community hall and the first building is designated as a school at the corner of Marion and Harvey Streets. The first school for African Americans is formed. On February 17, 1893, the first issue of the Punta Gorda Herald appears.

In 1901 a decision by Henry Plant, owner of the railroad, changes the economic climate of Punta Gorda. Having a substantial financial commitment to Tampa and believing that Florida's west coast should have only one deep-water port, Plant orders rails at the Long Dock, severing Punta Gorda's railroad connection to deep water. Several industries are impacted by this decision, one of which is the cigar industry. The El Palmetto Cigar Co. folds, as the cigar industry gravitates to Tampa. Del Huckeby of Cleveland buys a number of the cottages built to house workers and moves them to Brown and Wood Streets.

The first school was a two-room schoolhouse near the corner of Marion and Cooper St. It opened around 1902, on land donated by Albert Gilchrist. Previously, there were private school classes provided by the Colored Seventh Adventist Church's school-teacher, Mrs. Sarah Giles.

Professor Benjamin Baker taught at the two-room schoolhouse until the Baker Academy was built in 1921, near the intersection of Cooper Street and Showalter Avenue.

Figure 1: Urban Design Historic Archives: Hotel Punta Gorda c. 1887-1896



In 1893, Albert Gilchrist is elected as state representative and appoints Dan Smith, one of the black surveyors, to the DeSoto County board of education. Mr. Smith meets Benjamin Baker at an educator's convention in New Orleans. Industry and

development continue, but with a different emphasis. The Punta Gorda Bank is chartered on October 10, 1893 by Fort Ogden cattleman, Ziba King. His cashier is John Farrington. The bank begins its business operations at Marion Avenue and Cross Street. In 1897, Perry "Bud" McAdow buys controlling interest in the bank and in 1899, the Punta Gorda Bank is granted a State Charter. Local merchant A. C. Freeman becomes mayor in 1900.

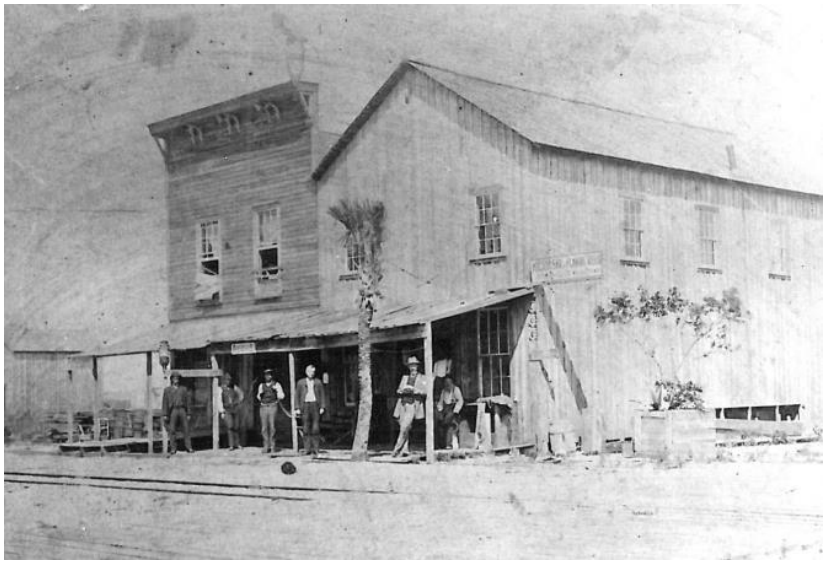
At this time, the cattle industry is thriving. In 1903 a cattle dock is built in Punta Gorda. It is thirty-one hundred feet long and extends out into Charlotte Harbor to a depth of nine feet. Most of the cattle, shipped from the Charlotte Harbor area, are sent to Cuba, but some are marketed to Key West. In 1902 the Atlantic Coast Line takes over the Plant System, which includes 2,220 miles of track including the line to Punta Gorda. In 1904 the Atlantic Coast Line extends the line south from Punta Gorda to Fort Myers. At this time, the telephone line is also extended to Fort Myers from Punta Gorda which was connected two years previously to Arcadia.

A. C. Freeman, who moved to the area in 1889, becomes a city tax collector, councilman, mayor, sheriff, and county commissioner. He builds his first home in 1903 a two story Victorian house, on Marion Avenue at a cost of less than 1,900 dollars. A steel tower is erected on the waterfront near Sullivan Street on land which is now the Charlotte Harbor Event Center. The new tower is sixty feet high with a flag staff twenty feet above the ground from which storm signals may be displayed. This tower is in use until after Hurricane Donna in 1960.

In 1902, Mr. Baker comes to Punta Gorda to teach the black students. "A two room, wood frame "colored school" is built on East Marion Ave. near the water at the end of Cooper Street.

1905 – 1920 AD: The Great Fire and the Rebuilding of Punta Gorda

Figure 2: Urban Design Historic Archives: Commercial Building on King Street c. 1890's



The great fire of 1905 destroys most of wood framed buildings in downtown Punta Gorda. As a result, City Council orders all new construction to be made of brick or concrete. Tin roofs become popular throughout the town. Also in this year, Marian McAdow plants the Banyan Tree, as well as other tropical trees on the grounds of her estate home on Retta Esplanade. The Banyan Tree remains there today.

The Punta Gorda High School is built in the 1890s. Originally a one story building, a second story is added in 1902. The enrollment at that time exceeded 200. Student overcrowding forces the construction of a new school on Taylor Street in 1911. This shipyard, owned and operated by George Brown, becomes the biggest shipyard in southwest Florida. In 1908,

Albert W. Gilchrist is elected Governor of Florida and in 1921, the City Wharf is erected at the foot of Sullivan Street. In 1909, the City of Punta Gorda begins supplying electric power to its residents.

By the turn of the century, Florida's population and per capita wealth are increasing rapidly. The potential of the "Sunshine State" appears endless. By the end of World War I, land developers descend on this virtual gold mine. With more Americans owning automobiles, it becomes commonplace to vacation in Florida. Many visitors stay on, and exotic projects spring up in southern Florida. Some people move onto land made from drained swamps. Others buy canal-crossed tracts through what had previously been dry land. The real estate developments quickly attract buyers and land in Florida is sold and resold. Profits and prices for many developers reach inflated levels.

Punta Gorda is a destination point. Tony Janus of Tampa lands the first airplane in Punta Gorda, a Benoit flying boat on the Peace River in Gilchrist Park, and lumberman Edward V. Babcock of Pittsburg buys two townships east of Punta Gorda along Telegraph-Cypress road to harvest timber. When it became clear the trees would not grow back in a profitable timeframe the land was used for ranching and hunting. He names this the Crescent B. Ranch, still a working ranch today. This same year, City Councilman, Dr. George Stone, proposes to enlarge the waterfront park land by dredging, filling and creating a retaining sea wall along the harbor. The park is squared off with a walkway, with residential lots behind them. Construction of the sea wall is completed, however, the rest of project is blocked by the residents successfully suing to prevent building on this land dedicated for parks by Colonel Isaac Trabue.

In 1914 Hotel Punta Gorda closes temporarily for ten years. In 1915 a fire on the Railroad Dock is a crippling blow to Punta Gorda's economy due to the fact that the fire occurs during the closed season and stored nets and fishing gear are lost. However, commercial fishing remains important to Punta Gorda's economy until after World War II.

The building of a road from Tampa to Miami (named the Tamiami Trail) begins in 1914. The original plan is to divert the Tamiami Trail inland to avoid Charlotte Harbor and the lower Caloosahatchee River at Fort Myers. John Hagan Sr., a resident of Charlotte Harbor Town and a commissioner of DeSoto County, persuades residents on the west coast to rush ahead and build a shell and marl road as well as a "great bridge" over Charlotte Harbor in order to bring the Tamiami Trail back into Punta Gorda. Various road-and-bridge tax districts were established for the purpose. Punta Gorda and Charlotte Harbor Town issued $200,000 worth of bonds. No state or federal money was sought. Work begins on the bridge in 1916.

Also in 1916, the largest shipyard is built in the area, the Cleveland Steam Marine Ways. It is owned and operated by black businessman George Brown. The shipyard services the largest of the ships using Charlotte Harbor and the Peace River. The Cleveland Steam Marine Ways functions as a storage facility for yachts owned by locals and winter residents in the area.

In 1920 the Baltimore Orioles arrive in Punta Gorda for spring training at a multi-use ballpark with full amenities. The facility is constructed at the crossing of Carmelita and Florida Streets. The site now holds the Charlotte County Little League Fields, a BMX track, and a Horse Show Ring.

State government begins to represent a larger proportion of its citizens. Female citizens win the right to vote in 1920 when the Nineteenth Amendment to the United States Constitution becomes law. Also in 1920, the National Prohibition of Alcoholic Beverages becomes effective. Moonshiners and rum-runners spring up in Charlotte Harbor to fill the demand for whiskey. In this same year, Punta Gorda adopts a new City Charter.

1921 – 1925 AD: The Charlotte Harbor Bridge Opens

In 1921 Charlotte, Glades, Hardy, and Highlands Counties split from DeSoto County. Punta Gorda is chosen as the county seat by public referendum for the new Charlotte County. Governor Cary A. Hardee appoints the first roster of county officers. William H. Whitten, a prominent businessman, is appointed County Commissioner. Whitten, a pineapple grower and businessman, advances his own money to complete construction of the first bridge across Charlotte Harbor. The Charlotte Harbor Bridge opens on July 7, 1921.

With the completion of the first bridge across Charlotte Harbor schools begin bussing students from rural communities to the Junior High in Port Charlotte and combine schools in Punta Gorda.

George Brown continues to prosper and buys many investment properties in Punta Gorda. In 1921 Brown donates land, located at the southwest corner of Marion and Nesbit Streets, for the black Masonic Tuscan Lodge 92.

The town continues to change. In 1922 Punta Gorda buys its first fire truck, a British-built Seagrave. Cleve Cleveland is appointed fire chief. The economy is doing well, but as the country heads toward the Great Depression, some industries decline while others prosper. When the Florida Legislature bans the leasing of convicts for private labor in turpentine camps, the turpentine industry begins to decline. The Stephens Brothers Turpentine Camp at Southland suspends operations. They sell its large acreage to Boston-Florida Realty Company for a community development named New Boston under the management of Joel Bean. In 1924, Hotel Punta Gorda is purchased by Barron Collier.

Figure 3: Urban Design Archives: 1924 Aerial Photo of Punta Gorda looking north to Charlotte Harbor



In these years, the Great Florida Land Boom occurs. Henry Chapin buys the Buchan store and pavilion at Englewood and builds the Royal Casino at the end of the pier for dancing, gambling, and illegal liquor. In 1924, because lots at New Boston are not selling so well, Joel Bean renames the town El Jobe An, an anagram of his name, to give it a “romantic” sound. He builds a hotel for prospective customers and obtains permission to rename the post office. Years later the name is shortened by the Postmaster General to El Jobean. In Punta Gorda, H. W. Smith, a local businessman and longtime County Commissioner, constructs the Arcade Building which is a vital part of the business district. Tenants include the U.S. Post Office, a drug store, grocery store, doctor’s office, real estate broker, and jewelry store.

In 1925, a home is built by Joseph Blanchard, an African-American sea captain and fisherman. Upon the death of

Blanchard's last surviving daughter, African American community historian, Bernice Russell purchases the Blanchard House. Since Russell's death, the museum has been open to the public and is operated as a museum celebrating African-American history in the area.

1926 – 1940 AD: The Great Depression Era

Florida's economic bubble bursts in 1926 when money and credit run out when banks and investors abruptly stop trusting the "paper" millionaires. Severe hurricanes sweep through the state in 1926 and 1928 further damaging Florida's economy. Despite these setbacks to the state economy, Punta Gorda continues to see development and change. In 1927, Barron Collier enlarges and remodels The Hotel Punta Gorda with modern plumbing and reopens it as Hotel Charlotte Harbor. Bussing increases Punta Gorda's enrollment to 1,000 students and the construction of Charlotte High School is necessary. In 1926 the Punta Gorda Woman's Club is constructed on Sullivan Street on land donated by Judge William Fenmore Cooper. This structure houses the Punta Gorda Public Library until 1957. The third Punta Gorda Train Depot is built in 1928 in a Mission Revival Style popular in Florida. The entire length of Tamiami Trail connecting Tampa to Miami is completed in 1928. Also in 1928 the Barron Collier Bridge is started to replace the bridge completed in 1921 which was deemed insufficient due to its narrow width. Fish wholesalers move from the King Street Dock to the Dock at Maude Street which would later become Fishermen's Village.

Figure 4: Urban Design Historic Archives: 100 block of Marion Avenue looking east c. 1930's



By the time the Great Depression begins in the rest of the nation in 1929, Floridians had already become accustomed to economic hardship. In 1929 the Mediterranean fruit fly invades the state and the citrus industry suffers. A quarantine is established and troops set up road blocks and check points to search vehicles for any contraband citrus fruit. Florida's citrus production is cut by about sixty percent. Commercial fishing nearly stops because of economic conditions from the hurricanes and the stock market crash in 1929. Fishermen are limited to three hundred (300) pounds of mullet per week, receiving only one cent per pound at times. With the stock market crash the last gasps of the Great Florida Land Boom crash as well.

Punta Gorda continues to grow and construction continues.

In 1929 the first Sacred Heart Catholic Church building was built. The first mass was celebrated Christmas Day, 1929. The Macedonia Baptist Church is organized in 1932 by the Reverend Andrew J. Warren, pastor. The Baron Collier Bridge is completed and dedicated with a free fish fry for the public on July 4, 1931.

In 1937 the requirement that voters pay a "poll tax" was repealed, allowing poor African American and white Floridians to have a greater voice in government. Also in 1937 Sallie Jones, one of the original 21 teachers assigned to Charlotte High School, is appointed as the first female superintendent of schools in the State of Florida and serves 16 years as superintendent. Mr. Baker retires in 1940 after 49 years of teaching and died in 1942. A new school for the African American Community (Baker Center) is constructed. The school remained segregated until 1964 when Charlotte County Schools were integrated. In 1944 the U. S. Supreme Court outlawed a system of all-white primary elections that had limited the right of African Americans to vote.

1941 – 1945 AD: Punta Gorda & World War II

In 1941 the United States enters World War II. The military draft begins. Joyce Hindman, later mayor of Punta Gorda, is the first inducted from Florida. Rationing begins. World War II spurs economic development in Florida. The state becomes a major training center for soldiers, sailors, and particularly for aviators of the United States military and its allies because of its year-round mild climate. Military training airfields are constructed throughout Southwest Florida. In early October 1942, the County Commission assembles acreage for a United States Army Air Corps training field completed by July 1943 near Punta Gorda. More than 750 pilots attend and graduate. This facility is deeded to Charlotte County immediately after World War II, and became the Punta Gorda Airport. Highway and airport construction accelerate so that by the war's end Florida has an up-to-date transportation network ready for use by residents and visitors who arrive in an endless stream.

During this time, six of the seven African-American Bailey Brothers, residents of Punta Gorda, serve in World War II. Charles Bailey became one of the famous Tuskegee Airmen (Red Tails) of the Army Air Corps. Flying the P-40 "Josephine" named for his mother and later the P-51 "My Buddy" named after his father, Lt. Bailey flew over 130 combat missions in North Africa and Europe earning the Distinguished Flying Cross, the Air Medal with four oak clusters, and the Presidential Unit Citation. The other brothers, Maurice (Army), Berlin (Navy), Harding (Navy), Paul (Army), and Arthur (Marines) also served in World War II. The youngest brother, Lt. Carl Bailey, too young for WWII, served in the Air Force flying the F-84 fighter jet in the Korean War.

Fred Babcock assembles 63,000 acres for Babcock-Webb Wildlife Management Area in east Charlotte County. This is part of the Edward V. Babcock land holding assembled in the 1920s. It was logged but found to be too wet for ranching and soils too poor to profitably regrow timber.

In 1942 Benjamin J. Baker, a prominent teacher for the black community, dies. The new Baker Elementary School is named in his honor. In 1944 Hotel Charlotte Harbor at Punta Gorda is sold. The new owners refurbished the old hotel and reopen it as the Charlotte Harbor Spa. In 1945 World War II ends with Charlotte County seeing fifteen of its young men killed in the line of duty.

1946 - 1960 AD: Post War Boom

One of the most significant trends of the postwar era is steady population growth resulting from large migrations into the state from the northern states and other western hemisphere countries, most notably, Cuba and Haiti. The people who make up Florida's diverse population work to make the Sunshine State a place where all citizens have equal rights under the law. Florida's public education system and public places undergo great changes in the 1950s. African American citizens join Governor LeRoy Collins and other white supporters to end discrimination in schools and other institutions. Two large residential developers (General Development Corporation and

Punta Gorda Isles Development Corporation) spur Southwest Florida growth and force the expansion of the district.

Florida's economy becomes more diverse. Tourism, cattle, citrus, and phosphate are joined by new industries like aerospace and technology that greatly expand the numbers of jobs available to residents. When the interstate highway system is built throughout the state, Florida becomes home to major international airports. Industry expands as well as the university and community college systems.

The first hospital in the county is opened in Punta Gorda in August of 1947. There are twelve beds. Also in this year, the County builds a bridge to replace the old Chadwick structure in Englewood. This bridge is named for State Representative Leo Wotitzky, a Punta Gorda resident. In 1950, properties along the Charlotte Harbor, previously platted by Trabue and improved by a seawall construction were combined and renamed to Gilchrist Park in honor of former Florida Governor Albert Gilchrist. In 1951, William H. and Alfred G. Vanderbilt purchase 35,000 acres in Charlotte County for twenty dollars per acre for use primarily as a cattle ranch. The land is later developed as Cape Haze.

Figure 5: Urban Design Historic Archives: Punta Gorda Mall



Communications become more advanced and real estate investment increases and in 1953 the telephone rotary dial system reaches Punta Gorda. The first call is made by Mayor E. J. McCann to his sister in New Jersey. In 1954 cattle baron A. C. Frizzell sells 82,000 acres of his Charlotte County range to Yellowknife Bear Mines, Ltd. and Chemical Research Corporation of Canada in partnership with the Mackle Brothers Construction Company of Miami. In 1955 the Mackle Brothers clear land and build four model homes along Tamiami Trail north of Charlotte Harbor. Investors, recognized as General Development Corporation, name the development Port Charlotte. An advertising blitz launches in northern and foreign cities offering $600 home lots for $10 down and $10 a month. Sales skyrocket.

Alfred M. Johns and Wilber H. "Bud" Cole purchase sand flats at Punta Gorda in 1958. They dredge 55 miles of canals to get the fill they need to raise ground level in order to provide waterfront properties with saltwater access, and initiate the beginnings of Punta Gorda Isles and the largest spurt of development in the area. Around this time, the Punta Gorda library moves from the Woman's Club into its own building. This first library building later converted to the Adventure Museum was destroyed by Hurricane Charley in 2004.

In 1959 the Charlotte Harbor Spa, the final incarnation of the grand hotel originally built by Florida Southern Railroad, a fixture in Punta Gorda since 1888 burns down under suspicious circumstances. The loss of this massive structure leaves a void in the heart of Punta Gorda's historic downtown. This void was temporarily filled by the Punta Gorda Mall, a strip shopping center with ample parking typical of modern suburban development of the type soon to fill Charlotte County. The Mall was purchased and demolition began in early 2004.

1960 – 1989 AD: General Development Period

With the invention of affordable home air conditioning in the 1960s more people move into the area in and around Punta Gorda. Al Johns and Bud Cole continue to plat Punta Gorda Isles and build homes along the newly dredged canals.

Figure 6: Urban Design Historic Archives: Punta Gorda Isles c. 1970's



In 1960 Hurricane Donna rips through Punta Gorda, damaging 1,220 homes and destroying eighteen. Despite this, people continue to migrate into the area. The Charlotte County Art Guild is organized in 1961. In 1963 the Charlotte County Library system is established with branches in Punta Gorda, Port Charlotte, and Englewood. In 1963 Charlotte County schools are integrated with the assistance of Mrs. Bessie Bryant, a Charlotte County native, dedicated community servant, and civil rights advocate. Mr. John Allen later assists in the founding of the NAACP (National Association for the Advancement of Colored People) chapter in Punta Gorda. The Charlotte County Memorial Auditorium is built on Retta Esplanade in 1968. Charlotte Hospital continues to thrive. Opened originally in 1947, with physical expansions in the 1950s and 1960s, the hospital receives accreditation from the Joint Commission on

Accreditation of Hospitals in 1963. In 1965 the hospital adds a 13-bed intensive care unit, a new laboratory, and a 60-bed extended care facility. It is the only one of its design and size in the United States. By 1966 the hospital name is changed to Medical Center.

Utilities and roads are built to meet the needs of the growing population. New schools are built in rapid succession beginning in 1960 and continuing over the next 30 years. In 1970 the Punta Gorda Herald publishes 6 days a week. Tamiami Trail, also known as U. S. 41, expands to four lanes. The Federal Department of Transportation approves the extension of Interstate 75 south from the Tampa Bay area to Naples after appeals from Charlotte County and other Southwest Florida civic leaders. Both the Atlantic Coast Railroad and the Charlotte Harbor & Northern Railway (CH&N) railroad service Punta Gorda. As automobile traffic increases, rail use declines. In 1971, the Atlantic Coast Railroad discontinues passenger service and in 1972 the CH&N Railroad suspended operations abandoning all right-of-ways by 1988. In 1976 the Albert W. Gilchrist Bridge is opened allowing southbound traffic across Charlotte Harbor. A weekly free-circulation "Charlotte Sun" is established in 1979 by Derek Dunn-Rankin, president of Sun Coast Media. This paper expanded to twice weekly, thrice weekly and finally to daily. The "Sun" and Punta Gorda Herald merged under Dunn-Rankin's leadership on Jan. l, 1979. (Lindsay Williams).

In 1981, to serve the growing number of permanent residents, the old Baron Collier Bridge over Charlotte Harbor is replaced with a twin of the Albert Gilchrist Bridge and traffic on U.S. 41 is split onto two one-way streets through the heart of downtown, with Cross Street becoming U.S. 41 Southbound and Tamiami Trail becoming U.S. 41Northbound. With the expansion of U. S. 41 and the building of the new bridge, commercial businesses open along the U.S. 41 corridor. The Punta Gorda Fish Company was located on the Maud Street Dock. In 1977, the City terminated Punta Gorda Fish Co. lease, which made way for the building of Fisherman's Village. By the 1980's, with growth spreading throughout the county, the Charlotte County Government relocates its administration center out of its traditional home in downtown Punta Gorda to Murdock Circle in Port Charlotte. In 1985, the Charlotte County Art Guild builds the Visual Arts Center in Punta Gorda.

In the mid-1980s with all the small and large changes occurring in the area, historic preservation efforts begin to take root in Punta Gorda. In 1985 under threat from demolition to make way for new development, the home originally built by Mayor A. C. Freeman is moved from East Marion Avenue. The Victorian-style home, built in 1903, is transported a few blocks south and east to its new location at 639 Hargreaves Street and restored by volunteers. In 1987, realizing that a great number of historic structures were under similar threat, the citizens and the City sought a $90,000 grant from the State of Florida. This grant funding was used to hire Florida Preservation Services who conducted the first historic resources survey of the city.

This effort led to the designation of the Punta Gorda Residential National Register District as well as the individual listing of several other structures on the National Register of Historic Places including the A. C. Freeman House. This report also resulted in a historic preservation plan providing major goals and recommendations for preservation in the community. With the increase in historic and place awareness, the City of Punta Gorda forms a Revitalization Committee, an advisory board of citizens. The charge of this committee is to research and suggest policies and projects that would stimulate commerce and growth in Downtown Punta Gorda. Efforts include the restoration of Punta Gorda's historic brick streets, decorative street lighting, and other streetscape improvements to historic commercial thoroughfares. City Council dedicates a funding source specifically for the preservation and economic revitalization to historic downtown and surrounding historic neighborhoods.

In 1989 trailer homes at Punta Gorda's Municipal Mobile Home Park on the waterfront are moved out. Contract for public-private development is awarded to Classic Properties of New Orleans. A recession puts the construction at this location on hold. At the end of this decade, the Charlotte Sun and the Punta Gorda Herald merge as a full daily newspaper, known as the Charlotte Sun Herald.

1990 - 2004 AD: Post General Development Period

Rapid growth continues in the state and the county. Even though the suburban-style growth in unincorporated areas of the County far outpaces it, the city continues to grow.

On December 12, 1990, Charlotte High School's main three-story building is added to the United States' National Register of Historic Places. The Punta Gorda Historic Society works with the City to create the Punta Gorda Historical Park. The History Park is established in 1994 and several historic structures are moved to this location. One is the old Cigar Factory cottages, donated to the City by owner Mike Nicholson and the other is the Trabue Land Sales Office. In 1995, City Council officially changes Cochran Street to Dr. Martin Luther King Blvd. Cochran Street, the traditional heart of the African American community, was a small business district during the height of segregation laws in Florida. The name change honoring Dr. King is due to the efforts of Bernice Andrews Russell, a long-time resident and a graduate of the Baker Academy. Mrs. Russell is an activist who works for school integration and becomes the historian of the local African American Community. In addition, Fred Babcock donates the old Atlantic Coast Line Depot to Old Punta Gorda, Inc. for restoration.

In1995, the Punta Gorda Historic Mural Society is established to create public murals that depict local history as part of the downtown revitalization effort. In 2002 to 2003, the City receives a historic preservation grant from the Florida Department of State, the Division of Historical Resources, to update the 1987 survey of historic properties located within the City's Community Redevelopment Area and to develop design guidelines for the National Historic District. The project also entails a survey of the historic structures of the city's eastside (Trabue-Woods) neighborhoods. These resources are key components in developing the city's broader historic preservation efforts. The Blanchard House Museum is established in 2002 to honor the memory of Bernice Andrews Russell. The Center is dedicated to continuing the work of documenting the contributions of the African-American community to Punta Gorda and Charlotte County.

2004 - Present AD: Post Charley Period

The 2004 to 2005 hurricane seasons held Florida tourism at bay with an unprecedented number of tropical storms and hurricanes. On August 13, 2004, the first of these storms to hit Florida, Hurricane Charley, plows up Charlotte Harbor ripping through the heart of Punta Gorda and devastates homes and businesses. In addition, commercial fishing and water-based tourist activities are threatened by severe red tide outbreaks.

After Hurricane Charley, residents and business people vow to pick up the pieces and rebuild. A group of concerned citizens come together and form Team Punta Gorda which becomes one of the most important volunteer groups in the city. TEAM PG grows to over 1,800 members, 350 financial contributors, and 200 active volunteers. The group's mission is to unite Punta Gorda residents for the purposes of collaborating with federal, state, county, and local political leaders in order to re-build and re-vitalize the city.

In 2005, the group hires Correa and Associates, an Urban Design firm with an international portfolio. The 2005 Citizens Master Plan is developed during an intensive 7- day charrette that includes workshops, educational lectures, tours, and the

input of countless citizens. The final result is a visually compelling document that provides the vision upon which to guide the development and redevelopment of Punta Gorda. This document positively influences the numerous projects in the community that are completed post Hurricane Charley.

The City is committed to moving forward and seeks out assistance from the state and federal governments for grants and redevelopment funding. The CRA focuses redevelopment efforts on projects which assist in the rebuilding of our public space. These efforts concentrate on several expansive projects which stress the importance of maintaining our public waterfront and help re-establish the critical mass of structures and economic activity within the downtown area and adjacent neighborhoods. An economic feasibility study, targeting ways to recruit, retain and restore business to the area through the arts, culture, hospitality, tourism, retail recreation and service industries, is completed in 2007. This document becomes part of the City's strategic planning.

Housing recovers slowly after the 2004 hurricane season, particularly non-luxury market rate and affordable housing. Over the next several years projects begin and partnerships form to increase the stock of various housing types. These projects include:

- Joint partnership project between Trabue Woods Economic Development and the Punta Gorda Community Redevelopment Agency to build a two-story townhouse building with eight units;
- The Bernice Russell Community Development Corporation, a group consisting of local community activists, partner with the Punta Gorda CRA/City Council to construct a mixed use development of retail space with affordable rental housing above;
- Joint partnership between the City and the Peace River Land Trust, creates three affordable single family homes;
- Redevelopment of a 184 unit publicly owned subsidized housing project. This development, Gulf Breeze Apartments, is an award winning housing project. The project includes a variety of housing types, recreational facilities, and green spaces all built upon an extension of the existing street grid. This design fully integrates the new project into the existing community.

Many other projects are completed within the area. The A. C. Freeman House, under threat again from the wrecking ball, is moved to West Retta Esplanade after being gifted to the City in 2005. The home is rehabilitated in a prominent gateway location serving as a house museum and office of the Charlotte County Chamber of Commerce. The Indian Statue, carved from the trunk of an Elephant-Ear Tree by internationally known artist Peter Toth in1974, is also saved by the City and relocated beside the A. C. Freeman House. The CRA develops plans for the public property behind the government complex on Harvey Street providing much needed parking and a plaza area. The plaza area links the City Hall Annex, Historic City Hall, and the A. C. Freeman House. The project is completed in 2007. The Historic Charlotte County Courthouse reopens February 29, 2008 after an award winning rehabilitation is completed on the 1928 Courthouse. The Charlotte Harbor Events and Conference Center opens in 2009. This project includes a promenade along the waterfront, relinking the site to the original vision embodied in the plat of the Town of Trabue of a public waterfront. This is a small portion of a Harborwalk linking the Bayfront Punta Gorda Hospital to the east through downtown to Fishermen's Village covering over two miles of the southern shore of Charlotte Harbor.

Hurricane Charley destroys six Charlotte County public schools on August 13, including four in Punta Gorda, Baker Center, East

Elementary, Punta Gorda Middle, and Charlotte High. The School Board spends the next six years rebuilding these schools including the restoration of a three-story building, the Charlotte High School national landmark.

All this reconstruction spurs other developments throughout the downtown. Hotels such as the Harbor Inn-Sheraton and the Wyvern Hotel are completed. Various beautification projects restore some of the canopy trees lost during the hurricane. Infrastructure projects continue to redevelop, restore, and improve roadways and connections from neighborhoods to the downtown business area. The completion of Martin Luther King Blvd, a five phased project, further enhances and encourages re-investment in the Trabue Woods Area, a vital community within the CRA boundaries. The development and implementation of the City's Punta Gorda Pathways, a series of multi-use recreational trails, provide bicycle and pedestrian routes around the city, and safely connects neighborhoods and businesses together. The development of a pedestrian friendly park is completed directly across from the newly renovated Courthouse. This urban park is named Hector House Plaza in honor of the former two-story structure where the incorporation papers for the City were signed in 1887. This structure is demolished in 1988. The property where the original Hector House once stood is now a sitting garden with landscaped bushes, colorful plants, public seating, and chess boards.

Figure 5: Fawley Bryant Photo of Herald Court Parking Centre 2009



Downtown Redevelopment activity also includes the construction of a 400 space municipal parking structure known as Herald Court Centre. Located in the heart of the historic business district, it is a catalyst for future development without risking further destruction of historic buildings due to parking lot construction. Herald Court Centre includes facades which blend into the pattern typically found on historic main streets. The Centre also contains 17,000 square feet of retail space on the ground floor.

City Preservation Efforts

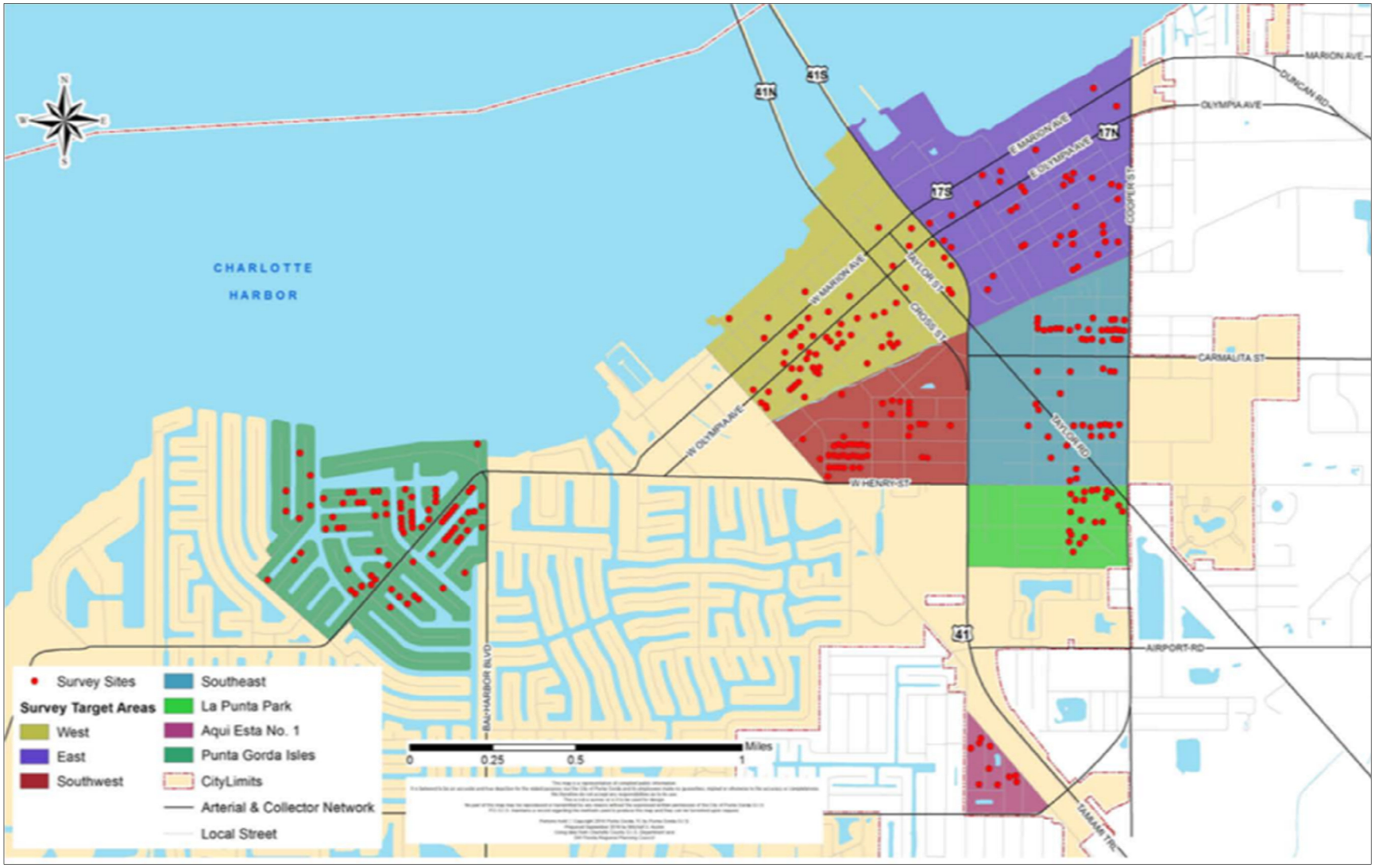
Considering the relatively short period of European habitation in the Southwest Florida region, the City of Punta Gorda contains a substantial concentration of historic structures. Evidence dates back into pre-history with area Calusa Indian settlement mounds and canals. The platting of the Trabue subdivision in 1884 first designates the period of regular European or American habitation in the 1880s. The plat

provides a traditional grid pattern with square blocks of approximately 400 feet on a side. Punta Gorda grows in the historic boom-bust cycles typical of most Florida communities with periods of substantial growth in the late 1880s to early 1910s, the 1920s and again in the post-World War II (1945 to1960) era. The majority of Punta Gorda's historic resources lie within the area of the original Trabue Plat of 1884.

Within the original Trabue Plat area, the City 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) (Map #7- Historic Districts & Contributing Structures within the City of Punta Gorda). 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's list of historically significant sites. The National Register Historic District and five nationally listed structures are located within the area of the original Trabue plat. In addition to the nationally designated district and structures, the City of Punta Gorda contains over 150 structures listed on the Florida Master Site File.

In 2016, the City completed a citywide historic resources survey that expanded existing information contained in previous historic resource surveys. The survey captured all structures citywide built prior to 1966. A total of 307 sites were surveyed including 269 residential and 38 non-residential structures. The documented buildings demonstrated architectural styles prevalent in mid-century era and post-WWII building and construction. All of these properties are now incorporated into the Florida Master Site File.

Map #66 Historic Resources 2016 Survey Area



Historical Preservation Advisory Board (HPAB)

The City has in place a preservation advisory board as well as cooperative partnerships with several organizations that assist with the review and oversight of historical preservation of structures and resources.

The HPAB is an officially appointed Board of the City of Punta Gorda whose primary responsibility is to advise City Council on all matters of historical importance. One of the key roles of the HPAB is to identify for the City Council historically significant structures and sites that should be considered for the designation as a "Local Historic Landmark" or be nominated for listing on the National Register of Historic Places.

In addition, the Board promotes public awareness of historic preservation and its community benefits. The HPAB may make policy recommendations for the protection of historically significant structures and sites. The Board also carries the responsibility, under the City's Land Development Regulations, to propose recommendations to staff regarding certificates of appropriateness for any potential relocation or demolition, variance, or sign on any structure listed on the Florida Master Site File.

Major City Projects Related to Historic Preservation

- Historic Resources Survey 1987, 1999, 2002-2003, & 2012-2015
- Re-bricking of historic city streets
- Establishment of History Park in partnership with the PG Historical Society
- 2000 Downtown & Eastside Planning Study
- Rehabilitation of the A. C. Freeman House, ownership & maintenance by the City
- Restoration of City Hall after extensive damage from Hurricane Charley 2004
- Restoration of Charlotte High School after extensive damage from Hurricane Charley 2004
- Restoration of historic Charlotte County Courthouse, City funds and political capital expended to ensure county-led project proceeded
- Protected 401 Cross Street house from demolition by moving it to the 400 block of West Olympia Ave transferring ownership to private individual for rehabilitation

Historic Resources at risk from Sea Level Rise

The City of Punta Gorda's Climate Adaptation Plan states that the City of Punta Gorda is currently experiencing climate change. The City recognizes the general consensus that climate change is occurring and understands that it is vulnerable to sea level rise, and other climate change impacts. The City is also aware that these impacts will be greater when coupled with significant storm events that may include flooding, hurricanes, and storm surge. As a result of the changes in global and local conditions that are occurring, the City has made it a priority to develop additional strategies to address impacts associated with coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, saltwater intrusion, groundwater contamination and other impacts related to global climate change and sea level rise.

As part of resiliency planning efforts, in 2018, the City conducted a vulnerability analysis for city-owned critical infrastructure and historic buildings as part of the update to the 2019 Climate Adaptation Plan. The purpose of a vulnerability assessment is to help a municipality or community identify and prioritize structural and social assets that are likely to be impacted by future coastal flooding and sea level rise. A

vulnerability assessment was conducted to address public infrastructure within City limits, with an emphasis on coastal flooding impacts to critical facilities and historic properties. The study highlights the risk that sea level rise imposes on existing historic properties and identifies recommendations and adaptation strategies to address and mitigate those impacts.

Punta Gorda Historical Society (PGHS)

The Punta Gorda Historical Society (PGHS) works to educate the general public about Punta Gorda's history. For nearly 30 years, member efforts provide for the preservation, interpretation, and recounting of local history. Past efforts include preserving historic buildings, authoring books, writing, and directing plays, and creating slide presentations. They also sponsor seasonal tours of historic buildings.

The PGHS is engaged in numerous projects that strive to maintain the architectural and other tangible artifacts of Punta Gorda's past. Projects include:

- Restoration of the Punta Gorda Train Depot, the Cigar Cottage, the Trabue Land Sales Office, the Price House, and most recently the Quednau-Hindman House
- Establishment of a partnership between the Punta Gorda History Park and the City of Punta Gorda
- Fundraising for specific projects

Punta Gorda Historic Mural Society (PGHMS)

The Punta Gorda Historic Mural Society (PGHMS) is a non-profit, 501c (3) organization whose objectives include the revitalization, preservation, and economic enhancement of our community through the painting of murals that depict the history of our area. PGHMS is a volunteer-run organization that commissions locally and nationally known artists in cooperation with property owners to produce murals of lasting beauty and value to the community.

Charlotte County HistoricalSociety (CCHS)

The CCHS is a local non-profit organization whose purpose is to advocate and support local history through education, initiatives, and projects in Charlotte County. To foster public awareness of the rich historical heritage of Charlotte County, Florida and encourage preservation and bolster appreciation of its historical communities.

Punta Gorda History Center (PGHC)

In 2010 a request was made of TEAM Punta Gorda to assist a local private historical collector with a permanent solution in the preservation of his large personal collection of materials relevant to the history of Punta Gorda, Charlotte Harbor and Florida. A group was spun off from TEAM Punta Gorda to address the issue of historical preservation to ensure that future generations will be able to know their rich history. It was agreed that it would be a center for research and education and general public exploration of our unique history. The group became the Punta Gorda History Center, Inc. With the volunteer assistance of many key interested citizens the organization was incorporated and established as a 501(c) (3) corporation. Local groups also include the Punta Gorda Woman's Club, TEAM Punta Gorda, the Punta Gorda Historic Mural Society, the Punta Gorda Historical Society, the City of Punta Gorda, representatives of Charlotte County government and other local historical organizations and many local businesses. Over the course of several years several strategic planning sessions were held, and a roadmap for a center outlining its future direction was established. The Vernon Peeples collection was inventoried, discussions were held with many other local history centers, experts in historical archiving were consulted and, potential funding sources were identified.

The Center contains a wealth of primary and secondary source materials in print, manuscript, audio-visual, and digital formats. This includes books, periodicals, pamphlets, ephemera; newspapers and news clippings; maps; photographs and slides; microfilm and fiche, videos, DVDs, recordings; posters and broadsides; archives and manuscripts; scrapbooks, oral histories, and realia. The material preserved will shed light on many aspects of Punta Gorda history: its geography and ecology; its politics and government, its businesses; and most importantly the lives of its people, those that settled, those that passed through, both the ordinary and extraordinary: explorers, entrepreneurs, frontiersmen, cattle barons, artists, politicians, tourists, etc. The Center serves as a repository, educational facility, and research center for local history. The Center offers classes, research assistance, and information on local history to residents and visitors.

TEAM Punta Gorda

TEAM Punta Gorda was created in 2004 in the wake of the devastation caused by Hurricane Charley. A grass roots entity, their purpose is to bring together residents, business and property owners, and government officials to rebuild and revitalize greater Punta Gorda. Based on the vision established in the 2005 Citizens Master Plan, TEAM Punta Gorda undertakes various projects large and small which enhance and improve the city of Punta Gorda.

The Blanchard House Museum

The Blanchard House Museum, established in 2004, was the vision of Bernice Andrews Russell. Mrs. Russell was a humanitarian, social activist, and historian for the African American community. She felt it was important to document the history and contributions of African Americans in Charlotte County. The Bernice A. Russell Community development Corporation, created in her honor, is dedicated to continuing the work begun by Mrs. Russell. The Blanchard House Museum is an open access, educational institution devoted to the procurement, preservation, study, and display of artifacts and materials related to the history, culture, and contributions of African Americans in the settlement and development of Charlotte County and Southwest Florida.

V. CONCLUSION

As Florida continues to attract tourists and retirees, Punta Gorda's population is projected to increase. Water and other natural resources will play a critical role in the future of the state as well as the city.

With these impending trends, it becomes critical for the preservation of what the City has within its boundary to preserve, protect, and maintain the story of the City of Punta Gorda, as well as the rich and diverse land upon which the city rests. The historic buildings, neighborhoods, and monuments are visual reminders of this story. Each structure, site, or artifact is unique and weaves into one fascinating whole our sense of place.

The City of Punta Gorda will continue to be a leader in planning, protecting, and preserving this rich history. Understanding the importance of historic preservation, the City will embrace emerging trends in urban planning that support historic preservation. The need for this *Historic Element* in the 2045 Comprehensive Plan was identified in the previous Evaluation and Appraisal Report and is the base upon which the City will strengthen and support historic preservation efforts.

The goal of developing this *Historic Element* is to highlight the importance of Punta Gorda's rich and colorful history, provide the community with a tangible link to the past, and represent an opportunity to enhance the economic sustainability through

increased heritage tourism. This *Historic Element* will enable the City to set specific goals, objectives, and policies to ensure that Punta Gorda's past is preserved as a key to its future and continue to build a community that is respectful of the past, in sync with the present and increase its value in the future.

GOALS, OBJECTIVES, and POLICIES

Goal 11.1: Assist the efforts of individuals, organizations, and agencies that enrich our understanding of local history.

Objective 11.1.1: Strengthen communications between the City staff and Historic Preservation Advisory Board (HPAB); and individuals, organizations, and agencies that seek to protect, educate, and preserve our local history.

Policy 11.1.1.1: The City staff and HPAB, as directed by City Council, will engage in communications with those public and private individuals and organizations interested in preserving and protecting the city's significant historical resources.

Measurement: Number of communication documents between those interested in protecting the city's significant resources.

Policy 11.1.1.2: The City staff or HPAB will provide assistance to these groups as requested and as found to be technically and financially feasible.

Measurement: Number of technical and financially feasible requests for assistance.

Objective 11.1.2: Encourage individuals, organizations, and agencies to share information and communicate with the City.

Policy 11.1.2.1: Identify and maintain a list of groups and organizations involved with historic preservation, research, and education and publish this list on the City website.

Measurement: Creation of a list that identifies groups and organizations involved in historical research and publication on the city website.

Policy 11.1.2.2: Contact individuals and invite key people to public meetings and/or discussions sponsored through the City.

Measurement: Assist HPAB in inviting individuals and key persons to speak at meetings and events. Keep a tally of how many speakers attend each meeting.

Policy 11.1.2.3: Provide a venue for the various groups involved in historic preservation to communicate about possible joint projects and initiatives of mutual concern and benefit.

Measurement: Number of joint projects or initiatives produced from City-hosted engagement efforts.

Objective 11.1.3: Encourage other City departments with an interest to become involved in historic research and preservation efforts.

Policy 11.1.3.1: Identify those departments within the City system that may be of service to historic research and preservation.

Measurement: List of departments that may assist and advance historic research and preservation efforts.

Policy 11.1.3.2: Meet with City departments at staff meetings, or in general discussion groups,

to generate ideas on how their department may become involved in historic preservation.

Measurement: Number of individual meetings, staff meetings, and discussion groups performed annually.

Policy 11.1.3.3: Acknowledge the involvement of City departments and their employees in historic preservation by way of internal publications, events, and awards as well as through the press and media.

Measurement: Number of acknowledgements to the departments and employees recognized for their assistance in historic preservation.

Objective 11.1.4: Identify potential opportunities for community members to work together on projects of mutual interests.

Policy 11.1.4.1: Identify potential opportunities for community members to learn about one another's projects.

Measurement: List of opportunities developed from other City and County projects.

Policy 11.1.4.2: Publicize interests and initiatives in the City's weekly and information sharing publications.

Measurement: Number of projects included in the City's Weekly Information and Information Sharing publications.

Policy 11.1.4.3: Provide regular updates to an online publication that reports on work in progress on historic research and preservation.

Measurement: Establish a bi-annual update on historical preservation to be included in the City newsletter, weekly updates, local newspaper, and other publications.

Objective 11.1.5: Follow up on those programs and initiatives that significantly impact the preservation of historic sites and artifacts.

Policy 11.1.5.1: Identify those programs and projects that further historic preservation.

Measurement: Number of programs identified.

Policy 11.1.5.2: Communicate with those manning this project.

Measurement: Provide information to be updated at monthly HPAB meetings.

Goal 11.2: Assist in the development of a single-source repository for historical records and artifacts.

Objective 11.2.1: Strengthen City efforts to maintain a catalogue of historically significant sites and artifacts.

Policy 11.2.1.1: Review the current process used by the City to maintain historical records and information then identify areas that may be challenging to maintain, may need simplification, or may need additional work.

Measurement: Completion of a report that identifies the existing process and the resulting action plan.

Policy 11.2.1.2: Review models from other local, state, and regional organizations, identifying

those that are the most comprehensive and user-friendly.

Measurement: Inclusion of this information in the above report.

Policy 11.2.1.3: Implementation of improvements to the current system through which the City stores and disseminates historic information.

Measurement: Implementation of the data into an organized system made accessible to the public.

Objective 11.2.2: Network with local, state, and federal organizations and agencies that offer historical information and make these available to members of our community.

Policy 11.2.2.1: Identify local, state, and federal organizations and agencies that provide information and documentation relevant to the history of Punta Gorda.

Measurement: List of local, state, and federal organizations and agencies that provide local historic preservation.

Policy 11.2.2.2: Publish a list containing links to organizations and agencies with historical information or documentation relevant to the City of Punta Gorda on the City website.

Measurement: Completion of this list and its placement on the City's webpage.

Policy 11.2.2.3: Support nominations of qualified sites within city limits to the National Register of Historic Places.

Measurement: Number of nominations to the National Register of Historic Places.

Objective 11.2.3: Assist in the promotion of a viable business plan to secure a community-supported, physical location for the deposition of historic books, documents, and artifacts.

Policy 11.2.3.1: Assign a City liaison to work with a committee of those who would like to build a community-supported physical site for the deposition of historic artifacts.

Measurement: Assignment of the Urban Design personnel to act as a liaison to such a committee.

Policy 11.2.3.2: Provide information as requested to the group in the writing of a viable business plan to realize this goal.

Measurement: Provision of information and data to assist in the writing of a viable business plan.

Goal 11.3: Strengthen public understanding of the economic value of historical sites and increase the diversity of funding sources that support historic research, preservation, and promotion.

Objective 11.3.1: Pursue funding through public, private, state, or national entities that support the implementation of this element.

Policy 11.3.1.1: Seek out and apply for grants that will provide resources necessary to fully implement this element.

Measurement: Number of grant applications submitted for resource assistance.

Policy 11.3.1.2: Seek out and apply for grants that cover costs of implementation, such as those that fund comprehensive surveys of historic information.

Measurement: Number of grant applications submitted for surveys dealing with historic preservation.

Policy 11.3.1.3: Seek out and apply for grants that fund preservation of historic sites.

Measurement: Number of grant applications submitted for funding.

Objective 11.3.2: Assist those individuals, agencies, and organizations to find funding sources for programs that forward the goals, objectives, and policies of this element.

Policy 11.3.2.1: Share a list of potential funding sources, identified in Objective 11.3.1, with individuals, agencies, and organizations for programs that forward the implementation of this element.

Measurement: Provision of list of potential funding sources to groups.

Policy 11.3.2.2: Assist by providing information and support for grants written by other organizations for historic preservation activities.

Measurement: Number of grant applications supported.

Policy 11.3.2.3: Provide information to individuals and developers of the potential availability of tax credits and other financial incentives for historic preservation.

Measurement: Dissemination of the information through a pamphlet or web link.

Policy 11.3.2.4: HPAB will undertake educational activities to explain the benefits of historic preservation during their monthly meetings when possible.

Measurement: Number of educational activities undertaken by the HPAB.

Goal 11.4: Strengthen relationships with educational establishments that provide programs that offer research, graduate services, and technical assistance.

Objective 11.4.1: Encourage partnerships between the City and educational institutions including Charlotte County Schools, Florida SouthWestern State College, and the various units of the State University System.

Policy 11.4.1.1: The City will partner with research and graduate students in their projects dealing with the City's historic preservation efforts.

Measurement: Number of educational activities undertaken by Growth Management Staff.

Policy 11.4.1.2: The City, when requested, will engage in educational events or workshops with local Charlotte County Schools to promote historic preservation programs.

Measurement: Number of educational activities requested by the schools and undertaken by Growth Management staff.

Goal 11.5: The City will network with other local, state, and federal agencies that engage in historical research, preservation, and promotion.

Objective 11.5.1: Monitor state and federal legislation related to historic preservation and take positions on matters of local concern.

Policy 11.5.1.1: The City will monitor state and federal legislation related to historic preservation and as directed by City Council, will work with local legislators to initiate new legislation or regulatory changes.

Measurement: Number of new legislation or regulatory changes related to local historic preservation.

Policy 11.5.1.2: Review the impacts of legislation on historic preservation within the city and respond accordingly.

Measurement: Number of legislation bills that require City responses.

Objective 11.5.2: Encourage citizens at the grassroots level to become involved in the decisions made at the local, state, and federal level with regard to historic preservation.

Policy 11.5.2.1: In administrative meetings and/or public meetings, set agenda items that inform local officials, City employees, and citizens of changes or updates in laws, customs, or procedures.

Measurement: Annual number of agenda items/updates added to City Council and other Committee meetings updating and informing the citizenry of changes in historic preservation laws, customs, or procedures.

Policy 11.5.2.2: Participate in workshops and seminars that help citizens understand the implication and impact of local, state, or federal legislation on historic preservation.

Measurement: Number of workshops and seminars that educate the citizens on the implication and impact of local, state, or federal legislation on historic preservation.

Policy 11.5.2.3: HPAB will encourage volunteers, students, clubs, and organizations through their monthly meetings with the implementation of the objectives and policies stated in Goal 11.5.

Measurement: Number of volunteers, students, clubs, and organizations at the grassroots level to become involved in the decisions made at the local, state, and federal level with regard to historic preservation.

Policy 11.5.2.4: Acknowledge advocacy of preservation efforts through annual awards and recognition programs.

Measurement: Number of recognition awards presented to preservation advocates.

Objective 11.5.3: Strengthen network sharing of information and discussion among Florida Preservation Partners in aspects that forward historic preservation.

Policy 11.5.3.1: Participate in meetings, blogs, web-based seminars, and webinars to share

information and discuss ideas and implementation strategies with other preservation partners.

Measurement: Number of meetings, web-based seminars and webinars attended by staff or HPAB members that share information and discuss ideas and implementation strategies with other preservation partners.

Policy 11.5.3.2: Continue to work toward the education of staff and HPAB members on historic preservation through their attendance at State and/or National Conferences.

Measurement: Number of state or national conferences attended by staff and HPAB members.

Goal 11.6: Increase public awareness and engagement with the history of Punta Gorda.

Objective 11.6.1: Actively promote and brand Punta Gorda around a unified downtown historic district, and as a place that values its cultural heritage and historic preservation.

Policy 11.6.1.1: Utilize the City logo for promotional materials.

Measurement: Use of City logo, on HPAB and City historic preservation-related documents.

Policy 11.6.1.2: Encourage community-based programs, such as Gallery Walk, to celebrate Punta Gorda's rich cultural history in its events, programs, and promotions.

Measurement: Number of community-based events which celebrate Punta Gorda's history.

Policy 11.6.1.3: Work together with community organizations with goals consistent with the purpose of this *Historic Element* to expand their program and outreach efforts.

Measurement: Number of partnerships formed which help advance the goals in the Historic Element.

Policy 11.6.1.4: Encourage participation by the city's diverse ethnic communities to celebrate our common cultural heritage.

Measurement: Number of partnerships with the various communities celebrating their contributions to the city's cultural heritage.

Policy 11.6.1.5: Develop a sidewalk plaque program that identifies historic businesses that are no longer in Punta Gorda, but played an important role in its growth and development.

Measurement: Creation of a historic plaque sidewalk program.

Goal 11.7: Support community initiatives that preserve, protect, and celebrate our history.

Objective 11.7.1: Provide support to members of the community whose initiatives forward the goals of this element.

Policy 11.7.1.1: Establish a network of working volunteers, organizations, and agencies that are willing to provide education and technical assistance for historic preservation.

Measurement: Development and maintenance of a list of volunteers, organizations, and agencies that provide education and technical assistance for historic preservation.

Objective 11.7.2: Broadly disseminate via City communication channels, initiatives that may significantly impact the City's historic preservation efforts.

Policy 11.7.2.1: Establish a system where citizens may make their programs and requests known to constituents of our community.

Measurement: Development of a system for the community, through the City's existing website.

Policy 11.7.2.2: Include information on historic preservation projects in their semi-annual e-newsletter to residents and businesses.

Measurement: Inclusion of projects in the City's semi-annual newsletter.

Policy 11.7.2.3: Provide information through monthly historical preservation advisory meetings.

Measurement: Amount of monthly information provided to the HPAB monthly agenda packet.

Goal 11.8: Continually strive to develop ways in which to build a community that is mindful and appreciative of the past, its relationship to the present, and its value to the future.

Objective 11.8.1: Require the implementation of appropriate processes by the City to preserve the value of historic resources within the city.

Policy 11.8.1.1: Establish standards and processes that evaluate historic structures and sites.

Measurement: Review and update the City's Historic Preservation processes and policies every five to ten years.

Policy 11.8.1.2: Review and update local ordinances that preserve and protect historical resources.

Measurement: The review and update of the historic preservation ordinances and subsequent changes if necessary every five years to ten years.

Policy 11.8.1.3: Ensure land use designations and overlays within this comprehensive plan support historic preservation and do not impose additional development barriers to key development opportunity sites.

Measurement: Number of comprehensive plan amendments or zoning changes to preserve, enhance, and encourage historic preservation.

Policy 11.8.1.4: Update and continue to implement architectural standards that demonstrate/promote the appropriate development patterns within existing historic neighborhoods.

Measurement: Completion of architectural standard updates every five to ten years that demonstrate/promote the development patterns of existing historic neighborhoods.

Policy 11.8.1.5: Through Design Studio and Certificate of Appropriateness processes, the City shall work with individuals and developers to prevent the loss of historical sites or structures.

> *Measurement: Number of historic sites that are renovated, rehabilitated, adapted, altered, or restored.*

Policy 11.8.1.6: Review and recommend amendments to City regulations in order to remove obstacles to the rehabilitation of qualified historic sites or structures and urge their continued use or adaptive reuse.

> *Measurement: Number of land development changes to preserve, enhance, and encourage the continued use or adaptive reuse of historic sites.*

Policy 11.8.1.7: Continue to review requests for additions, alterations, rehabilitations, relocations, and demolitions of historically significant structures to ensure that requests are compatible with the continued historic viability of the structures and associated districts through the Certificate of Appropriate process.

> *Measurement: The number of Certificate of Appropriateness applications reviewed.*

Policy 11.8.1.8: Maintain standards for the review of demolitions, rehabilitations, renovations, alterations, relocations, and new construction in historic districts.

> *Measurement: Review schedule of standards every five to ten years for the demolition, rehabilitation, renovation, alteration, relocation, and new construction in historic districts.*

Policy 11.8.1.9: Incorporate historic markers and other educational and informational products or programs into the City Park System including the multi-use recreational trails.

> *Measurement: Number of historic markers or other educational products or programs deployed into the City Parks System.*

Policy 11.8.1.10: Maintain housing policies that continue to promote and protect the historic resources of the city.

> *Measurement: Review of and updates to housing policies as identified in the Housing Element which is updated every seven years.*

Policy 11.8.1.11: Through the Design Studio and the Certificate of Appropriateness processes, the City will advise individuals and developers on additions, alterations, and modifications that are appropriate and support the preservation of Punta Gorda's unique character and history.

> *Measurement: Number of Design Studio applicants requesting a Certificate of Appropriateness issued for additions, alterations, and modifications that are appropriate to historical, cultural, maritime, archeological, and environmentally significant structures.*

Policy 11.8.1.12: Advocate for the modification of project plans through the Design Studio to

minimize adverse impacts on the historical resource.

Measurement: Number of modifications and plans submitted that successfully minimize adverse impacts on the resource.

Policy 11.8.1.13: Within the parameters of the Florida Building Code the Chief Building Official shall consider alternative materials, design, or methods of construction in order to facilitate the rehabilitation, restoration, and reuse of any identified historic structure or site in the city.

Measurement: Number of alternative design or methods accepted.

Policy 11.8.1.14: Require that all land development applications that require a site plan or subdivision plat, review, address, and disclose the potential occurrence of significant historical resources.

Measurement: Number of development applications that review, address, and disclose potential occurrences of significant historical resources.

Policy 11.8.1.15: Establish a long-term relocation and adaptation strategy for historic properties in areas vulnerable to sea level rise as identified in the Punta Gorda Climate Adaptation Plan (updated February 2019).

Measurement: Completion of a long-term relocation strategy for vulnerable historic properties.

Policy 11.8.1.16: Adopt a local register of historic properties and create two new local historic districts, the Downtown Historic District and Grace Street Mid-Century Historic District (Map #7) to reflect the Punta Gorda Master Plan recommendations.

Measurement: Adoption of a local register of historic properties and new local historic districts.

Policy 11.8.1.17: Replace the Bethel-St. Mark Historic District with a new local register neighborhood conservation district (Map #7), as a part of the revisions to the City's Land Development Regulations.

Measurement: Adoption of a local neighborhood conservation district.

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12

PROPERTY RIGHTS

Property Rights Element

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

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I. EXECUTIVE SUMMARY

The *Property Rights Element* ensures that private property rights are considered in local decision-making, in accordance with section 163.3177(6)(i)1, *Florida Statutes*, which requires that governmental entities respect judicially acknowledged and constitutionally protected private property rights.

II. INTRODUCTION

Purpose

The purpose of the *Property Rights Element* is to:

1. Identify specific property rights and state that local government will respect them.

2. Identify the rights of people to participate in decisions that affect their lives and property.

3. Provide standards for local government decision-making to be reliable and predictable to promote sound, long-term investments in a community.

Relationship to the City's Comprehensive Plan

The *Property Rights Element* ensures compliance with Florida Statutes regarding the protection of private property rights through the implementation of the Comprehensive Plan. It relates to the other elements as follows:

- 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 be consistent with sound planning goals and objectives, and the policies of the *Property Rights Element* promote compatibility between development activities and the conservation of natural resources.
- The *Conservation Element* inventories and describes the city's existing and proposed natural preserves and conservation areas within and adjacent to the city. This element contains key data and goals concerning use and protection of natural resources, including exceptional natural resource areas, wildlife corridors, and other issues having implications for location of development which must be consistent with the protections offered in the *Property Rights Element*.
- The *Coastal Management Element* contains key data and goals concerning exceptional natural estuary areas, beach, waterway access, resiliency, and other issues having implications for park and recreation location criteria, and water based recreation activities. The *Property Rights Element* provides policies essential to the protection of natural and coastal resources on private properties.
- The *Infrastructure Element* is divided into sections pertaining to drainage, solid waste, and the provision of sewer and potable water services. The *Property Rights Element*, 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 while still considering the protections offered

in the *Property Rights Element*.

- The *Recreation and Open Space Element* identifies the potential recreational opportunities and open space needs of the city's residents and visitors. The protections of the *Property Rights Element* must be considered in these decisions particularly as they relate to property acquisitions or adverse impacts from new recreational activities on adjacent private properties.
- The *Community Facilities and Services Element* identifies the location and arrangements of civic community centers, public schools, hospitals, libraries, police and fire stations, and other public facilities. The element identifies the City facilities as well as other facilities and services available to the community. The location of these facilities need to be considered in relation to the protections offered under the *Property Rights Element*.
- The *Transportation Element* deals with the city's street network and addresses bicycle, pedestrian, transit, port, and aviation facilities. The policies of the *Transportation Element* 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 protections in the *Property Rights Element* must be considered as they relate to the adverse impacts of road and sidewalk construction on private property.
- 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 protections of the *Property Rights Element* must be considered in these decisions particularly as they relate to property acquisitions or adverse impacts from new schools on adjacent private properties.
- 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 while ensuring that the policies in the *Property Rights Element* are upheld between local and regional agencies.
- The *Capital Improvements Element* addresses the provision, timing, and financing of various capital improvements needed to maintain or achieve identified levels of service (LOS) to households for various kinds of public facilities.
- The *Historic Element* assists the City in meeting its goal to eliminate sub-standard housing conditions through conservation and rehabilitation of the current housing stock, which may include historic structures. It also enhances the City's strategy to preserve and protect Punta Gorda's locally designated historic districts, while still considering the policies in the *Property Rights Element*.

III. LEGISLATION

The following is an assessment of existing regulations and programs that protect private property rights from governmental action without due process or just compensation.

Federal Regulations

Constitution of the United States

First Amendment

The First Amendment protects the freedom of speech and religion. It guarantees that property owners may exercise these rights on their property.

Fifth Amendment

The Fifth Amendment provides the foundation for the protection of private property rights from arbitrary government action. The text of this Constitutional Amendment outlines the requirement that the government must provide "due process" under law and "just compensation" for the taking of private property for public use.

Fourteenth Amendment

The Fourteenth Amendment makes the Bill of Rights (the first ten Constitutional amendments) applicable on state and local governments. It contains the Due Process Clause, which guarantees the following rights against the states: procedural protections, such as notice and a hearing before termination of entitlements; individual rights listed in the Bill of Rights, including freedom of speech, free exercise of religion, the right to bear arms, and a variety of criminal procedure protections; and fundamental rights that are not specifically enumerated in the Constitution.

State Regulations

Florida Statutes

Section 163.3177(6)(i)1, *Florida Statutes*

In accordance with the legislative intent expressed in section 163.3161(10) and 187.101(3), *Florida Statutes*, governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a *Property Rights Element* to ensure that private property rights are considered in local decision making.

Section 70.001, *Florida Statutes*

Florida Statutes section 70.001, also known as the Bert Harris Act or "Private Property Rights Protection Act", provides a private cause of action when the existing use (or vested rights) of property is inordinately burdened by the Florida government, including the agencies thereof. Adopted in 2021, it was created to prevent the use of eminent domain for economic development by states, local governments, or the federal government. Economic development is defined as taking private property and transferring it to another private entity for commercial purposes, with some exceptions.

Sections 163.3220-163.3243, *Florida Statutes*

Sections 163.3220-163.3243, Florida Statutes, otherwise known as the "Florida Local Government Development Agreement Act", grants assurance to a developer that upon receipt of his or her development permit or brownfield designation he or she may proceed in accordance with existing laws and policies. Adopted in 2022, the Legislature enacted the bill in an effort to reduce uncertainty in development approvals by authorizing local governments to enter into development agreements with developers. These agreements will encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

IV. INVENTORY AND ANALYSIS

A *Property Rights Element* is required under the provisions of section 163.3177 (6) (i) 1, *Florida Statutes*. The inclusion of this element and continued adherence to best practices in the provision of public infrastructure and regulation of land

development to protect the public health, safety, and welfare will ensure implementation of these provisions.

With regards to the requirements for bona fide agricultural operations and farming, there are no lands in the city carrying an agriculture future land use designation. If the City proceeds to annex in portions of land suitable for agriculture this will be addressed.

V. CONCLUSION

The City will continue to ensure that private property rights are clearly defined by the applicable provisions of the City Charter, Code of Ordinances, and the Comprehensive Plan, The goal, objectives, and policies of the *Property Rights Element* will provide the direction necessary to proactively address potential policy conflicts before private property rights are adversely impacted.

VI. GOALS, OBJECTIVES, AND POLICIES

Goal 12.1: The City will ensure that the protection of existing private property rights will be considered in all local decision making in accordance with section 163.3177(6)(i)1, *Florida Statutes*.

Objective 12.1.1: The City of Punta Gorda will consider private property rights in local decision-making.

Policy 12.1.1.1: The City will ensure that private property rights are clearly defined by the goal, objectives, and policies of the Comprehensive Plan, City Charter, and Code of Ordinances.

Measurement: *Review of additions to policies in the Comprehensive Plan, City Charter, and the Code of Ordinances.*

Policy 12.1.1.2: The City of Punta Gorda recognizes the following rights which shall be considered in local decision-making:

a) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
b) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
c) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
d) The right of a property owner to dispose of his or her property through sale or gift.

Measurement: *Inclusion of a review of private property rights consideration in staff reports for any proposed changes to the Comprehensive Plan or City Code of Ordinances.*

Objective 12.1.2: The City of Punta Gorda will recognize and respect private property rights, and respect such rights and the impact upon them when preparing recommendations for land use decisions.

Policy 12.1.2.1: The City of Punta Gorda recognizes and respects private property rights, and existing entitlements, and shall continue to provide methods for the assertion of vested rights and other administrative remedies through the City of Punta Gorda, Code of Ordinances.

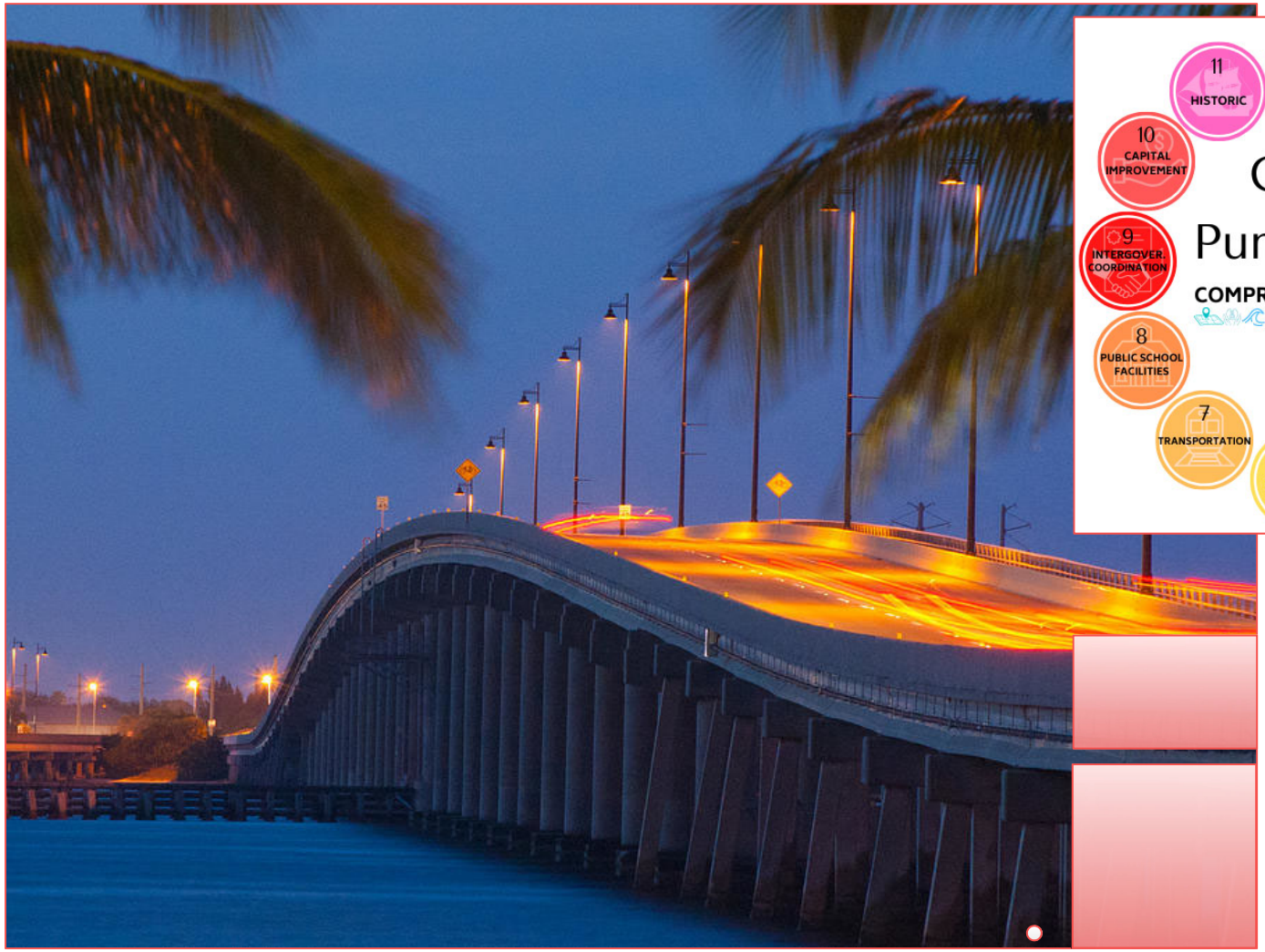
Measurement*: Inclusion of a review of existing entitlements and vested rights consideration in staff reports for any proposed changes to the Comprehensive Plan or City Code of Ordinances.*

Policy 12.1.2.2: The City of Punta Gorda shall provide appropriate notice to the property owner(s), the general public and owners of neighboring lands of all applications for amendments to the Comprehensive Plan, Zoning Map, and Land Development Regulations.

Measurement: *The number of notices provided to the property owners, general public and adjacent property owners addressing Comprehensive Plan and Zoning amendments and Land Development Regulation changes.*

Policy 12.1.2.3: If a property owner chooses to take advantage of the development alternatives within this Plan or the Land Development Regulations, then to the extent that there are master planning, design, infrastructure, open space, or other obligations that are required in order to gain development approval, the City of Punta Gorda shall enforce obligations. Landowners will have the option to participate in these programs if they desire to increase the densities and intensities allowed on their lands.

Measurement: *The number of applications submitted that include development alternatives.*





Acronyms

City of Punta Gorda Comprehensive Plan 2045

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3MADF	3-Month Average Daily Flow
AADT	Annual Average Daily Traffic
ACLF	Adult Congregate Living Facility
AHAC	Affordable Housing Advisory Committee
AICP	American Institute Certified Planner
ALF	Assisted Living Facility
ALS	Advanced Life Support
AMI	Annual Median Income
ASR	Aquifer Storage and Retrieval
ATF	Bureau of Alcohol, Tobacco and Firearms
AWT	Advanced Waste Treatment
BEBR	Bureau of Economic and Business
BLS	Basic Life Support
BPAC	Bicycle Pedestrian Advisory Committee
BRCDC	Bernice Russell Community Development Corporation
CARL	Conservation and Recreation Lands
CBD	Central Business District
CC	Commercial Center
CCAA	Charlotte County Airport Authority
CCHCS	Charlotte County Historical Center Society
CCMP	Comprehensive Conservation and Management Plan
CCR	Consumer Confident Report
CCT	Charlotte County Transit
CDBG	Community Development Block Grants
CHEC	Charlotte Harbor Environmental Center
CHHA	Coastal High Hazard Area
CHNEP	Coastal and Heartland National Estuary Partnership
CHRPM	Charlotte Harbor Resource Planning and Management
CIE	Capital Improvement Element
CIP	Capital Improvement Program
CMS	Concurrency Management Systems
CO	Certificate of Occupancy
COC	Certificate of Concurrency
CRA	Community Redevelopment Agency or Community Redevelopment Area
CRS	Community Rating System
CSA	Concurrency Service Area
CWA	Clean Water Act
CZMA	The Coastal Zone Management Act
DBA	Downtown Business Associations
DEO	Department of Economic Opportunity
DEP	Department of Environmental Protection
DOE	Department of Education

DRC	Development Review Committee
DRI	Developments of Regional Impact
DRT	Development Review Table
EAR	Evaluation Appraisal Report
EEL	Environmentally Endangered Lands
EMS	Emergency Medical Service
EPA	Environmental Protection Agency
ERO	Equal Rights Officers
ERP	Environmental Resources Permitting
ERU	Equivalent Residential Unit
ESA	Endangered Species Act
FAA	Federal Aviation Administration
FAC	Florida Administrative Code
FBO	Fixed Based Operations
FCC	Federal Communications Commission
FDEP	Florida Department of Environmental Protection
FDNR	Florida Department of Natural Resources
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FHFA	Florida Housing Finance Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Maps
FISH	Florida Inventory of School Houses
FLUCCS	Florida Land Use Cover Classification System
FLUE	Future Land Use Element
FLUM	Future Land Use Map
FmHA	Farmers Home Administration
FMRI	Florida Marine Research Institute
FMSF	Florida Master Site File
FNAI	Florida Natural Areas Inventory
FRPA	Florida Recreation and Parks Association
FSA	Farm Service Agency
FSIF	Fair Share Impact Fees
FTE	Full-Time Equivalent
FWC	Florida Fish and Wildlife Conservation Commission
FWRA	Florida Water Resources Act
FWRI	Fish and Wildlife Research Institute
FY	Fiscal Year
G	Grants
GF	General Funds
GIS	Geographic Information System
GOP	Goals, Objectives and Policies
GPD	Gallons Per Day
HCC	Housing Corporation of Charlotte County

HPAB	Historic Preservation Advisory Board
HUD	U.S. Department of Housing and Urban Development
ICE	Intergovernmental Coordination Element
IFG	Individual and Family Grant
ILA	Interlocal Agreement
IRS	Internal Revenue Service
ISS	Infrastructure Surtax
ISTEA	Intermodal Surface Transportation Enhancement Act
LOS	Level of Service
LPA	Local Planning Agency
LRTP	Long Range Transportation Plan
MGD	Million gallons per day
MPO	Metropolitan Planning Organization
MPUD	Master Planned Unit Development
MS4	Municipal Separate Storm Sewer System
MSBU	Municipal Service Benefit Units
MSMP	Charlotte County Stormwater Management Plan
MSSW	Municipal Storage of Surface Waters
NC	Neighborhood Center
NEP	National Estuary Program
NFIA	National Flood Insurance Act
NFIP	National Flood Insurance Program
NPDES	National Pollutant Discharge Elimination System
NR	Neighborhood Residential
NRHD	National Register Historic District
NRHP	National Register of Historic Places
NRPA	National Recreation and Park Association
OFW	Outstanding Florida Waters
PD	Planned Development
PGBCA	Punta Gorda Business and Community Alliance
PGHA	Punta Gorda Housing Authority
PGHC	Punta Gorda Historic Center
PGHMS	Punta Gorda Historic Mural Society
PGHS	Punta Gorda Historic Society
PNP	Private Non-Profit
PRMRWSA	Peace River Manasota Regional Water Supply Authority
PSFE	Public School Facilities Element
PSFPC	Public School Facilities Planning Committee
psi	Pounds Per Square Inch
PSWADT	Peak Season Weekly Average Daily Traffic
RCRA	Resource Conservation and Recovery Act
RF	Revenue Financing

ROW	Right-of-Way
RV	Recreational Vehicle
RWSP	Regional Water Supply Plan
SAFTEA-LU	Safe Accountable Flexible Efficient Transportation Equity Act: A Legacy for Users
SBA	Small Business Administration
SCADL	School Capacity Availability Determination Letter
SCORP	State Comprehensive Outdoor Recreation Plan
SEAD	Society for Entertainment and Arts Development
SFHA	Special Flood Hazard Areas
SGR	Student Generation Rate
SHIP	State Housing Initiative Program
SIA	School Impact Analysis
SLOSH	Sea, Lake, and Overland Surges from Hurricanes
SRES	Statewide Regional Evacuation Study
SRPP	Southwest Florida Strategic Regional Policy Plan
SSWPOD	Special Surface Water Protection Overlay District
SWCD	Soil and Water Conservation District
SWFPL	Southwest Florida Pipeline Company
SWFRPCP-TAC	Southwest Florida Regional Planning Council Technical Advisory Committee
SWFWMD	Southwest Florida Water Management District
SWG	Staff Working Group
SWIM	Surface Water Improvement and Management
SWUCA	Southern Water Use Caution Area
TAC	Technical Advisory Committee
TAZ	Traffic Analysis Zones
TCD	Transit Development Plan
TD	Transportation Disadvantaged
TDP	Transportation Development Program
TDR	Transfer Development Rights
TDS	Total Dissolved Solids
TDU	Transfer Density Unit
TIF	Tax Increment Financing
TWEDC	Trabue Woods Economic Development Corporation
UF	Utility Funds
UIF	Utility Impact Fees
ULDC	Unified Land Development Code
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
WCIND	West Coast Inland Navigation District
WSMP	Water Supply Master Plan
WTP	Water Treatment Plant
WUP	Water Use Permit
WWTP	Wastewater Treatment Plant

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Appendix

City of Punta Gorda Comprehensive Plan 2045

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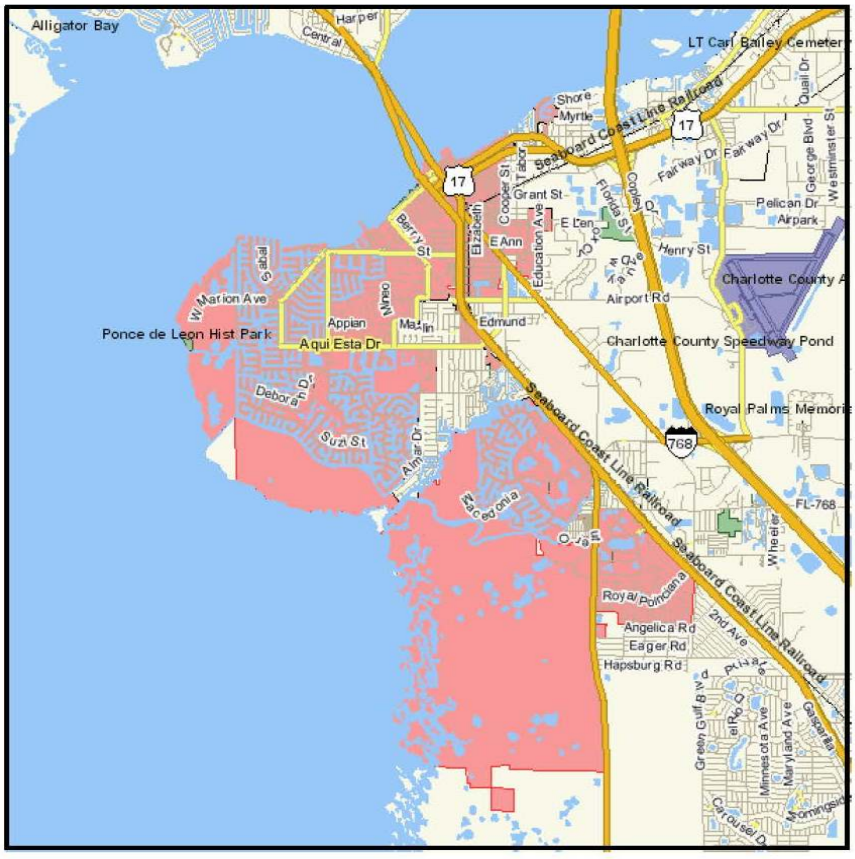
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Appendix #6	Charlotte County School Board 5-Year District Facilities Work Plan	Capital Improvement

Appendix #1- City of Punta Gorda Analysis of Impediments to Fair Housing Choice – March, 2015 – Executive Summary & Complete Report

CITY OF PUNTA GORDA
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

March, 2015



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Deerfield Beach, Florida
(954) 427-5010

City of Punta Gorda
Analysis of Impediments to Fair Housing Choice

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CITY OF PUNTA GORDA
ANALYSIS OF IMPEDIMENTS TO AFFORDABLE HOUSING CHOICE

EXECUTIVE SUMMARY

BACKGROUND

As a recipient of federal funds through the Department of Housing and Urban Development (HUD), the City of Punta Gorda is required to conduct an analysis to determine if any impediments exist that might prevent the nation's fair housing laws from being observed. The City conducted an interim Analysis of Impediments in 2013.

The Civil Rights Act of 1968 and the Fair Housing Amendments Act of 1988 are the primary legislation directed toward ending discrimination in housing. These laws are designed to ensure that individuals of similar income levels in the same housing market have equal housing choices regardless of their race, color, religion, sex, handicap, familial status, or national origin. Over the succeeding years, other legislation has been enacted which addresses specific needs of target populations.

PURPOSE

The purpose of this analysis is to examine a number of key policy areas to ensure that a pattern of housing discrimination does not exist; including any public policies that may contribute to impeding the provision of fair housing choice.

If the analysis finds any impediments, the City is required to take positive action to remove or address the impediments.

FAIR HOUSING PROGRAM

Punta Gorda has existing ordinances and regulations in place;

- Fair Housing Ordinance
- Anti-Displacement Act
- Punta Gorda Affordable Housing Incentives
- Discrimination Complaint Policy

DISPROPORTIONATE IMPACT ON HOUSING

- The percentage of Blacks below the Poverty Level is not disproportionate compared to the entire community
- The percentage of Blacks denied mortgages is not disproportionate compared to the entire community
- The percentage of Hispanics below the Poverty Level is slightly disproportionate compared to the entire community
- The percentage of Hispanics denied mortgages is slightly disproportionate compared to the entire community

HUD SANCTIONS

There are no HUD sanctions against Punta Gorda.

LAWSUITS

There are no fair housing lawsuits against Punta Gorda.

FAIR HOUSING COMPLAINTS

Four sources were examined to determine the number of discrimination cases in the City of Punta Gorda. These sources include;

- The City of Punta Gorda
- Charlotte County
- State of Florida Commission on Human Relations
- Rural Legal Aid of Florida

Discussions with representatives of the City of Punta Gorda, Charlotte County and Legal Aid have revealed that no housing complaints have been received over the past five years. No records exist for any complaints prior to that time.

The Florida Commission on Human Relations does have records of housing complaints. However, this data is for the entire County and they could not provide a breakdown by location. The record of housing complaints indicates that only one case has proceeded to action by the Commission. The primary causes of housing complaints are from the disabled population.

FAIR HOUSING COMPLAINTS IN CHARLOTTE COUNTY

Filing Date	Charge Description	Closure Date	Closure Code	Basis Description
1/7/2010	Housing	3/2/2010	Successful Conciliation	Disability Mental
5/6/2010	Housing	6/6/2010	No Cause	Disability Physical
12/27/2011	Housing	3/1/2012	Withdrawal with Benefits	Disability Physical
1/9/2012	Housing	5/16/2012	Reasonable Cause	Disability Mental
1/6/2012	Housing	7/17/2012	No Cause	Disability Physical
5/6/2013	Housing	10/2/2013	Successful Conciliation	Sex, male
3/18/2013	Housing	1/9/2014	No Cause	Race, Black and National Origin
1/22/2014	Housing	3/25/2014	Withdrawal with Benefits	Disability Physical, Mental

Source: Florida Commission on Human Relations

PUBLIC INPUT

A Public Meeting was held at the Cooper Street Recreation Center on September 18, 2014 and approximately 35 people attended. All comments from the public were addressed in this report.

PUBLIC POLICY

A detailed examination of the Comprehensive Plan and the Land Development Codes were undertaken and the City has addressed any potential concerns regarding the ability to provide Affordable Housing.

NEWSPAPERS

Newspapers are one of the direct sources of information and contact regarding the dissemination of Fair Housing regulations to the general public. HUD has produced a Fair Housing disclaimer that is designed to be published in newspapers that publish Real Estate ads in any local community. This disclaimer is usually printed in the Real Estate section or found on-line at the newspaper's website. Most newspapers only publish the disclaimer in the Sunday Real Estate section since it typically has the largest amount of ads.

The Punta Gorda Herald-Tribune and the Charlotte Sun are the primary local newspapers in the area. In addition, the Sarasota Sun also serves the community.

After checking the websites for these entities, it was discovered that the HUD disclaimer is not contained on the site, in either the Real Estate section or in any other area.

BOARD OF REALTORS

Many of the individual Real estate firms in the Punta Gorda area provide the HUD disclaimer on their websites. They also are very prudent about distribution of the printed material regarding the subject.

The Port Charlotte, Punta Gorda, North Port Association of Realtors also provides access to the HUD Fair Housing materials on their website. All brochures, posters and printed documents are available for download in multiple languages. However, the Board does not offer classes to members regarding Fair Housing nor does it engage in any community outreach. The national Board of Realtors has extensive materials and programs available to its member organizations. These programs can be readily adapted for use in Punta Gorda.

APARTMENT ASSOCIATION

The Southwest Florida Apartment Association has classes to educate their membership regarding Fair Housing. These classes are taught by professionals in the field and offer information regarding the rights of tenants and prospective tenants.

IDENTIFICATION OF IMPEDIMENTS

Impediments identified are:

1. The City has adopted a formalized policy on the receipt of fair housing inquiries or complaints and this policy is published on the City's webpage. The information is complete, however anyone seeking this material would need to know where to search for the policy and contact telephone number.

2. Transportation and access to public transit was found to be an impediment to finding housing.

3. During investigation of the locally published newspapers, with advertising for real estate for sale or rent, no HUD disclaimer could be found

4. Lack of affordable housing units, based on community opinion.

5. The local realtors, while publishing HUD Fair Housing information on their website, do not hold classes for their members regarding Fair Housing and do not have an outreach program in the community to educate the residents.

6. There appears to be a lack of community knowledge of HUD Fair Housing initiatives and policy.

RECOMMENDATIONS FOR CORRECTION OF THE IMPEDIMENTS

1. Add a link on the City's website main page or in the Questions section to direct anyone seeking to file a housing discrimination complaint to the proper information.

2. In regards to transportation, there appears to be a need for education, outreach and publication regarding the currently available ride/transportation programs. The public does not appear to be fully aware of transportation programs that could assist the transportation disadvantaged-low income population. Additional dissemination of this information should be undertaken.

3. The City should request that the local newspapers insure that the HUD disclaimer regarding Fair Housing is published on their website and/or in print.

4. The City has made strides towards the inventory of affordable housing stock, by changes in their codes and ordinances and encouragement of economic development incentives. The City needs to continue on this path.

5. A partnership with the local Board of Realtors could be explored regarding the community education of the target population. This program should be initiated in the Elementary Schools and possibly expanded to additional grades. Use of existing materials will enable this program to be developed expeditiously.

6. Expand the distribution of Fair Housing materials throughout the community through the following.
    a. The posting of HUD posters at after school care sites, parks and recreation centers, public housing sites, local houses of faith and schools
    b. Having HUD/City of Punta Gorda Fair Housing pamphlets/written handouts available at various publically accessed sites, such as libraries, City Hall, other government building and centers.
    c. Make sure the City website has the information available to the public

SECTION 1
INTRODUCTION

1.1 - BACKGROUND

As a recipient of federal funds through the Department of Housing and Urban Development (HUD), the City of Punta Gorda is required to conduct an analysis to determine if any impediments exist that might prevent the nation's fair housing laws from being observed. The City conducted an interim Analysis of Impediments in 2013.

The Civil Rights Act of 1968 and the Fair Housing Amendments Act of 1988 are the primary legislation directed toward ending discrimination in housing. These laws are designed to ensure that individuals of similar income levels in the same housing market have equal housing choices regardless of their race, color, religion, sex, handicap, familial status, or national origin. Over the succeeding years, other legislation has been enacted which addresses specific needs of target populations.

1.2 - PURPOSE

The purpose of this analysis is to examine a number of key policy areas to ensure that a pattern of housing discrimination does not exist; including any public policies that may contribute to impeding the provision of fair housing choice.

If the analysis finds any impediments, the City is required to take positive action to remove or address the impediments.

1.3 - STATE FAIR HOUSING LAW

Part II of Chapter 760 of the Florida Statutes outlines the State's Fair Housing Act. This Act follows federal law and makes it unlawful to discriminate against any person in any aspect of the rental or sale of housing. This Act created a 12-member Commission on Human Relations and is staffed by the Department of Management Services. The Act established a written complaint process with timelines for the Commission to investigate and resolve such complaints; first through voluntary compliance, and then through civil and criminal sanctions.

1.4 - FAIR HOUSING ORDINANCE

The City of Punta Gorda has adopted a Fair Housing Ordinance that addresses the procedures to pursue any complaints.

"*It is the policy of the City of Punta Gorda, Florida, in keeping with the laws of the United States of America and the spirit of the Constitution of the State of Florida, to promote through fair, orderly and lawful procedure the opportunity for each person so desiring to obtain housing of such person's choice in this jurisdiction without regard to race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age, and, to that end, to prohibit discrimination in housing by any person*."

Appendix A contains the full ordinance.

1.5 - ANTI-DISPLACEMENT POLICY

"The City of Punta Gorda will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to a use other than as low/moderate income housing as a direct result of activities assisted with CDBG funds, as required by Section 104(d) of the Housing and Community Development Act of 1974, as amended (the Act), and implementing regulations at 24 CFR 570.496a."

"The City of Punta Gorda will provide relocation assistance, as described in 570.496a(b)(2), to each low/moderate income household displaced by the demolition of housing or by the conversion of a low/moderate income dwelling to another use as direct result of assisted activities."

The full Anti-Displacement Policy is found in Appendix B.

1.6 - PUNTA GORDA AFFORDABLE HOUSING INCENTIVES

Chapter 11A of the Ordinances of the City of Punta Gorda provide for incentives for Affordable Housing in the City.

"*This Chapter is intended to encourage the provision of new units of owner-occupied affordable housing within the City of Punta Gorda by providing for deferral of payment of City imposed fees on qualifying units of Affordable Housing and for Impact Fee Transfers that may be used in payment of City imposed impact fees for new units of Affordable Housing where the demand for capital facilities generated by previously existing development has been permanently reduced on another site. These programs are intended to further the affordable housing goals and objectives in the Housing Element of the City's Comprehensive Plan.*"

The full Chapter is found in Appendix C.

1.7 – DISCRIMINATION COMPLAINT POLICY

Punta Gorda has adopted a formal policy to address any potential complaints of discrimination in housing in the City. This policy follows the guidelines established in Federal Policy and also provides a direct telephone line for the public to use in the process.

The information is included on the City's webpage. However, the item is somewhat difficult to locate. The process for obtaining the information is:

1. Use the tab for City Departments and click on the Growth Management Division
2. Click on the Urban Design Division and go to the Division Main Page
3. Click on "Federal and State Compliance Policies"

Although the information is complete, any person wishing to file a complaint would not be able to find the section easily. The webpage should be redone to add a link on the main page or in the Questions section to enable the public to locate the information more easily.

The existing policy is found in Appendix D.

SECTION 2
COMMUNITY PROFILE

2.1 - DEMOGRAPHICS

The demographic analysis of Punta Gorda concentrates on the magnitude and composition of the population. Specific attention is paid to trends between the 2000 and 2010 census, and demographic, economic, and housing snapshots from the 2008-2012 American Community Survey. Please note that the attached maps present data by census tract with an overlay of the City limits. For reference, Map 2.1, on page 6, provides a visual representation of Punta Gorda.

According to the 2010 Census estimates, the total population of Punta Gorda was 16,641, a 16.0 percent increase between 2000 and 2010. Table 2.1, below, shows the distribution by race and ethnicity in the City. The White population increased by 14.5 percent, but their percentage of the total decreased from 94.6 percent to 93.3 percent between 2000 and 2010. African-Americans increased by 99 persons, to 3.3 percent of total population in 2010. This constituted a 21.8 percent increase from 2000 to 2010. Punta Gorda experienced a 161.8 percent increase in the Hispanic population between 2000 and 2010. The large percentage increase is due to the small number of Hispanic residents (285). An increase of 461 residents generates a percentage increase of 161.8%.

The percentage of the total population for Hispanics increased from 2.0 percent in 2000 to 4.5 percent in 2010, a 2.5 percentage point increase. The higher percentage increase in some of the minority populations is due to the low base number that existed in 2000.

Other ethnic groups had significant percentage increases in population between 2000 and 2010. The American Indian and Eskimo ethnic group experienced a 41.7 percent during this time frame. The Asian and Pacific Islander population increased 66.4%, but numerically and as a percent of total population, these increases were actually much less significant. These figures in Table 2.1 are from the 2000 and 2010 decennial censuses.

TABLE 2.1
TOTAL POPULATION BY RACE AND ETHNICITY FOR PUNTA GORDA

Race	2000		2010		% Change 2000-2010
	#	%	#	%	
White	13,569	94.6%	15,533	93.3%	14.5%
African-American	454	3.2%	553	3.3%	21.8%
American Indian and Eskimo	24	0.2%	34	0.2%	41.7%
Asian or Pacific Islander	116	0.8%	193	1.2%	66.4%
Other race	181	1.3%	328	2.0%	81.2%
Total	14,344	100.0%	16,641	100.0%	16.0%
Hispanic (ethnicity)	285	2.0%	746	4.5%	161.8%

Source: US Census 2000 and 2010

The majority of the following tables in this section are from the 2008-2012 American Community Survey (ACS), a United States Census program that uses average figures from surveys over a 5 year span. The ACS is the common appropriate source since it provides more accuracy and finer detail than current Census since the ACS asks more refined questions. The 2008-2012 ACS numbers are used for most tables and all Maps in this section.

TABLE 2.2
POPULATION BY RACE AND ETHNICITY FOR PUNTA GORDA

Race	Number	Percent
White	15,359	92.1%
Black or African American	506	3.0%
Other	820	4.9%
Total	16,685	100.0%
Hispanic	814	4.9%

Source: 2008-2012 American Community Survey

The distribution of the population by Race or Ethnicity is represented in Map 2.2 (Percent Black/African American) and Map 2.3 (Percent Hispanic). The concentration of the minority population is found in the Northeast quadrant of the City, west of I-75.

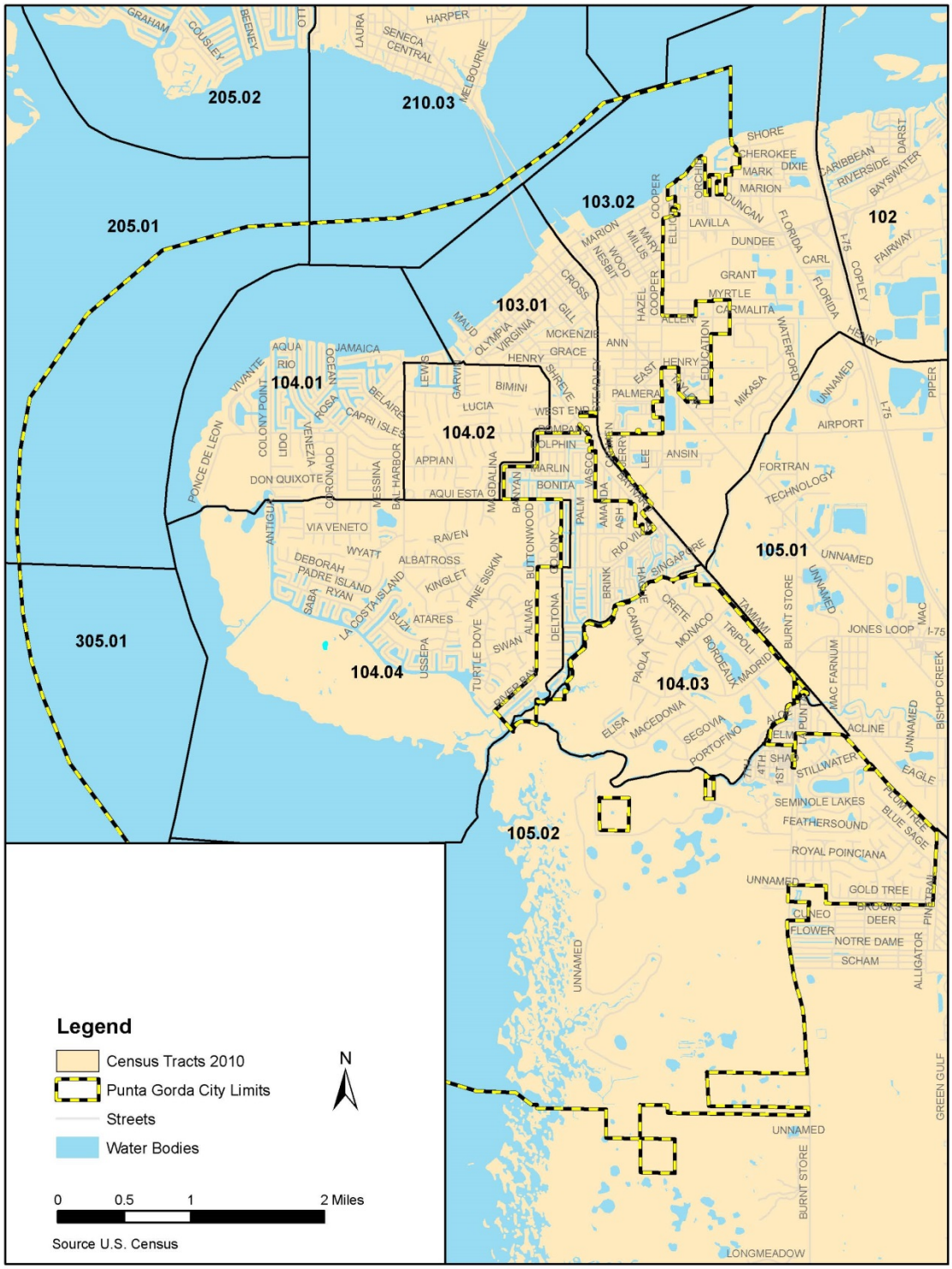
As seen in Table 2.3, on the next page, the total population of Punta Gorda is 16,685, 51.2% of which are female. The table shows that 44.7% of the population is over the age of 65 and only 10.6 percent are under the age of 20. The American Community Survey, an extension of the United States Bureau of the Census was used for all of the population statistics.

TABLE 2.3
AGE AND SEX POPULATION

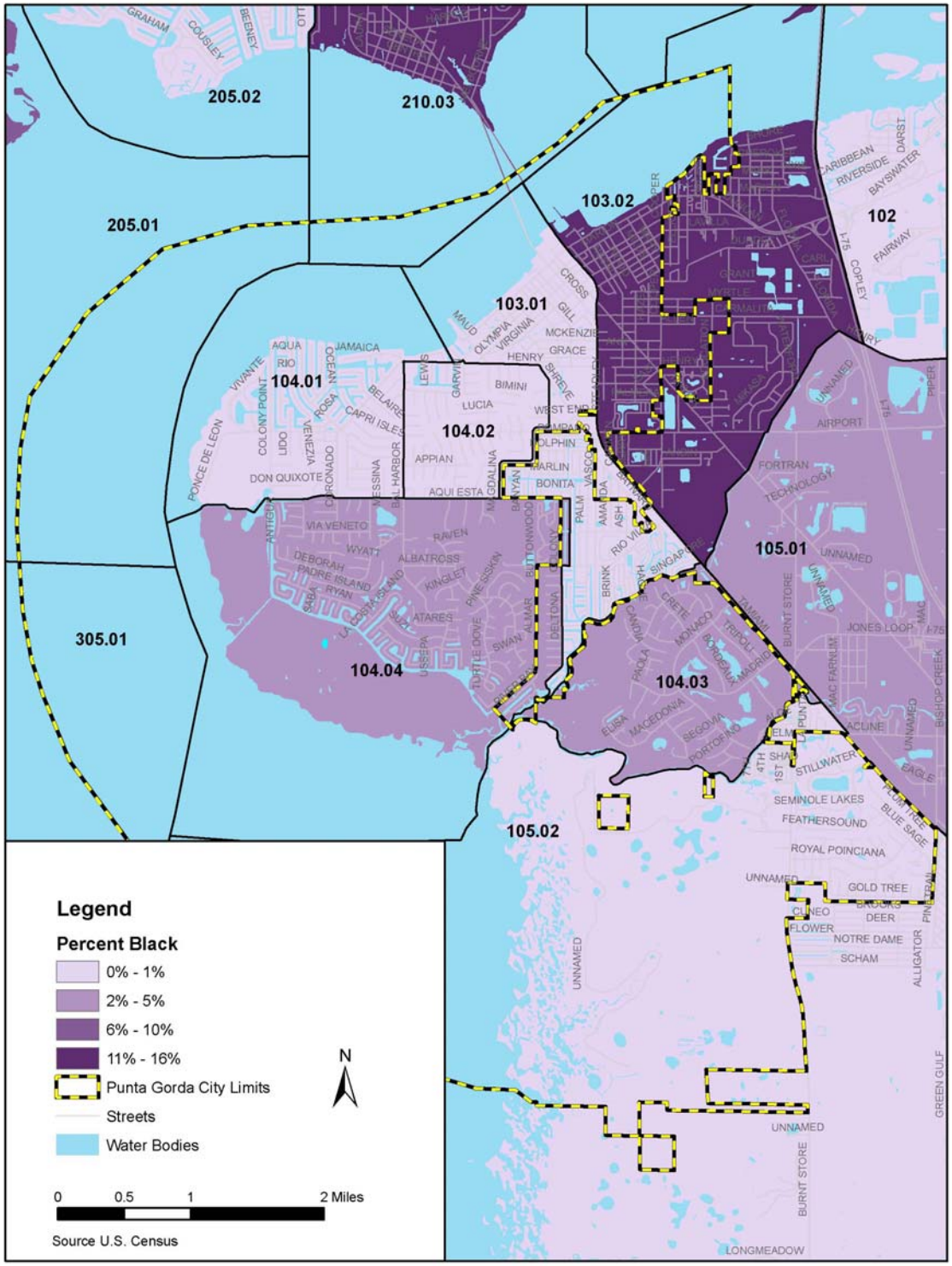
Sex and Age	Number	Percent
Total Population	16,685	100.0%
Male	8,150	48.8%
Female	8,535	51.2%
Under 5 years	309	1.9%
5 to 9 years	514	3.1%
10 to 14 years	438	2.6%
15 to 19 years	504	3.0%
20 to 24 years	294	1.8%
25 to 34 years	790	4.7%
35 to 44 years	1,201	7.2%
45 to 54 years	1,539	9.2%
55 to 59 years	1,395	8.4%
60 to 64 years	2,231	13.4%
65 to 74 years	4,168	25.0%
75 to 84 years	2,376	14.2%
85 years and over	926	5.5%

Source: 2008-2012 American Community Survey

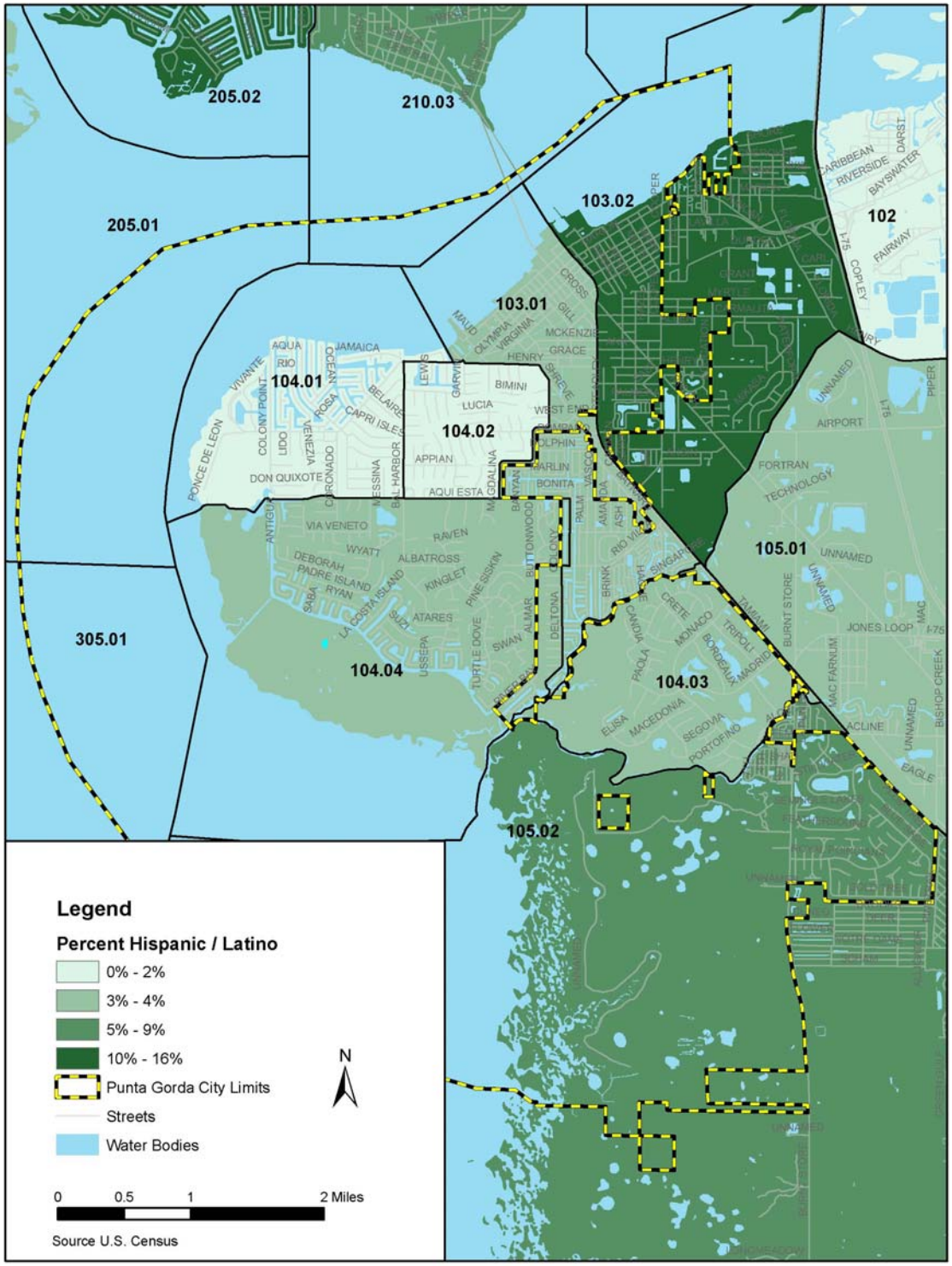
MAP 2.1
CENSUS TRACTS AND CITY LIMITS



MAP 2.2
PERCENT BLACK/AFRICAN AMERICAN



MAP 2.3
PERCENT HISPANIC



In many communities, female-headed households and female-headed households with children face a higher rate of housing discrimination. Higher percentages of female-headed households with children under the age of 18, sometimes correlates to increases in incidents of reported rental property owners' refusal to rent to tenants with children. The percentage of female-headed households with children among White households was 6.3 percent, compared to 11.3 percent in Hispanic households, and 31.4 percent in African-American households between 2008 and 2012.

Non-family households among Whites made up 32.3 percent of all White households in Punta Gorda. Non-family households among Hispanics accounted for 27.5 percent of all Hispanic households. Non-family households among African-Americans accounted for 31.4 percent of all African-American households. Table 2.4, below, shows the household structure of the White, African-American, and Hispanic populations between 2008 and 2012.

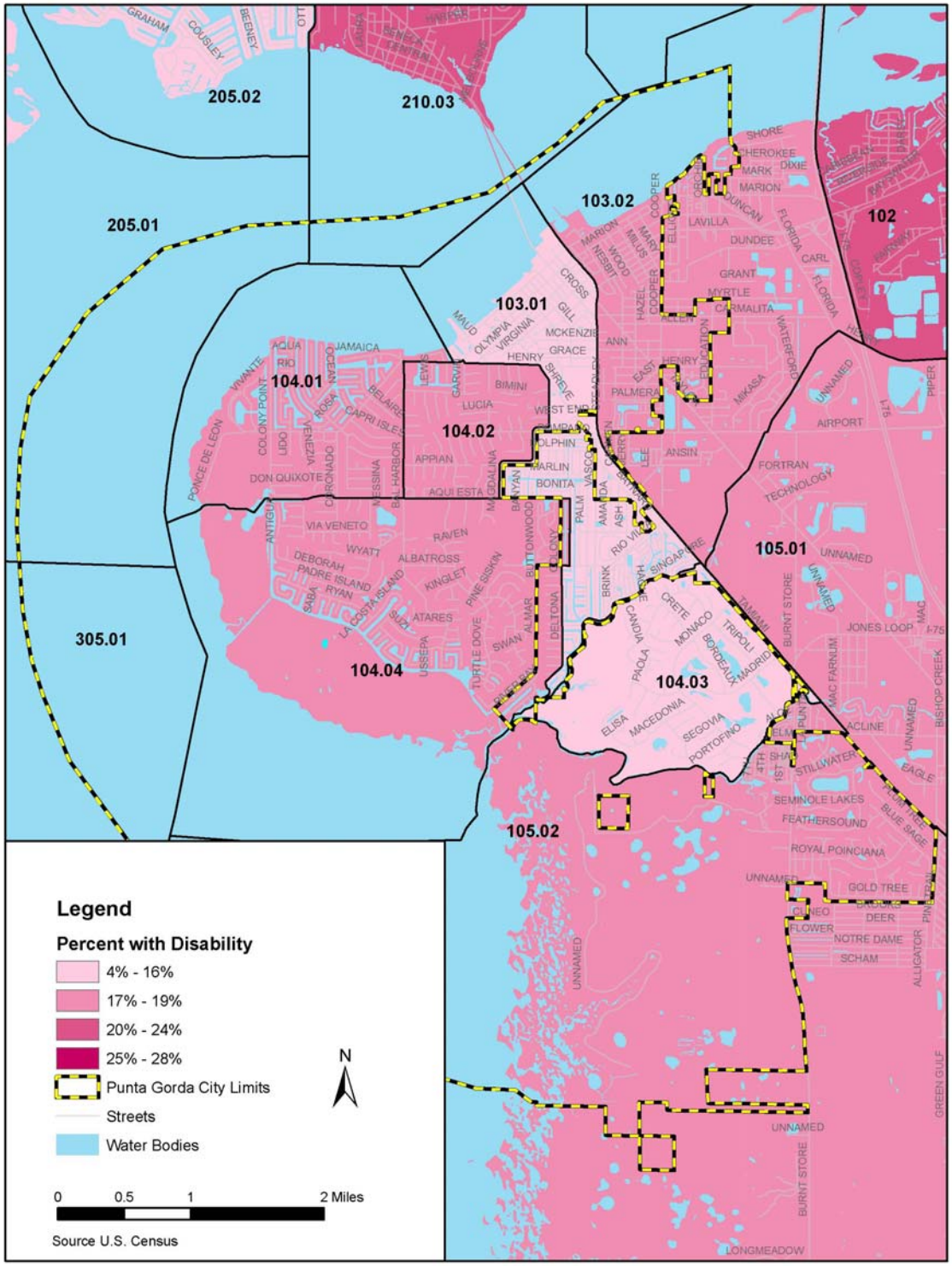
TABLE 2.4
HOUSEHOLD TYPE BY RACE

Household Type	White		Hispanic		African American	
	# of HHs	% of HHs	# of HHs	% of HHs	# of HHs	% of HHs
Family households:	**5,230**	**67.7%**	**219**	**72.5%**	**129**	**68.6%**
Married-couple family	4,698	60.8%	169	56.0%	20	10.6%
Male householder, no wife present	49	0.6%	16	5.3%	16	8.5%
Female householder, no husband present	483	6.3%	34	11.3%	93	49.5%
Nonfamily households:	**2,495**	**32.3%**	**83**	**27.5%**	**59**	**31.4%**
Total:	**7,725**	**100.0%**	**302**	**100.0%**	**188**	**100.0%**

Source: 2008-2012 American Community Survey

The Fair Housing Act requires housing providers to make reasonable accommodations for those with disabilities. In the City of Punta Gorda, 2,751, or 16.6 percent of the non-institutionalized population has a disability. The map (2.4) on the following page shows the spatial grouping of those with disabilities.

MAP 2.4
PERCENT OF POPULATION WITH A DISABILITY



In 2009, there were 5,106 elderly households (headed by a person 65 years of age or older) in Punta Gorda, or 58.5% of the total number of households in the City. This is in comparison to 27.8% throughout Florida. Of these households, 91.8 percent own their home and 8.2 percent rent. As seen in the following table, 22.2% of elderly households pay more than 30% of their income for rent or mortgage costs.

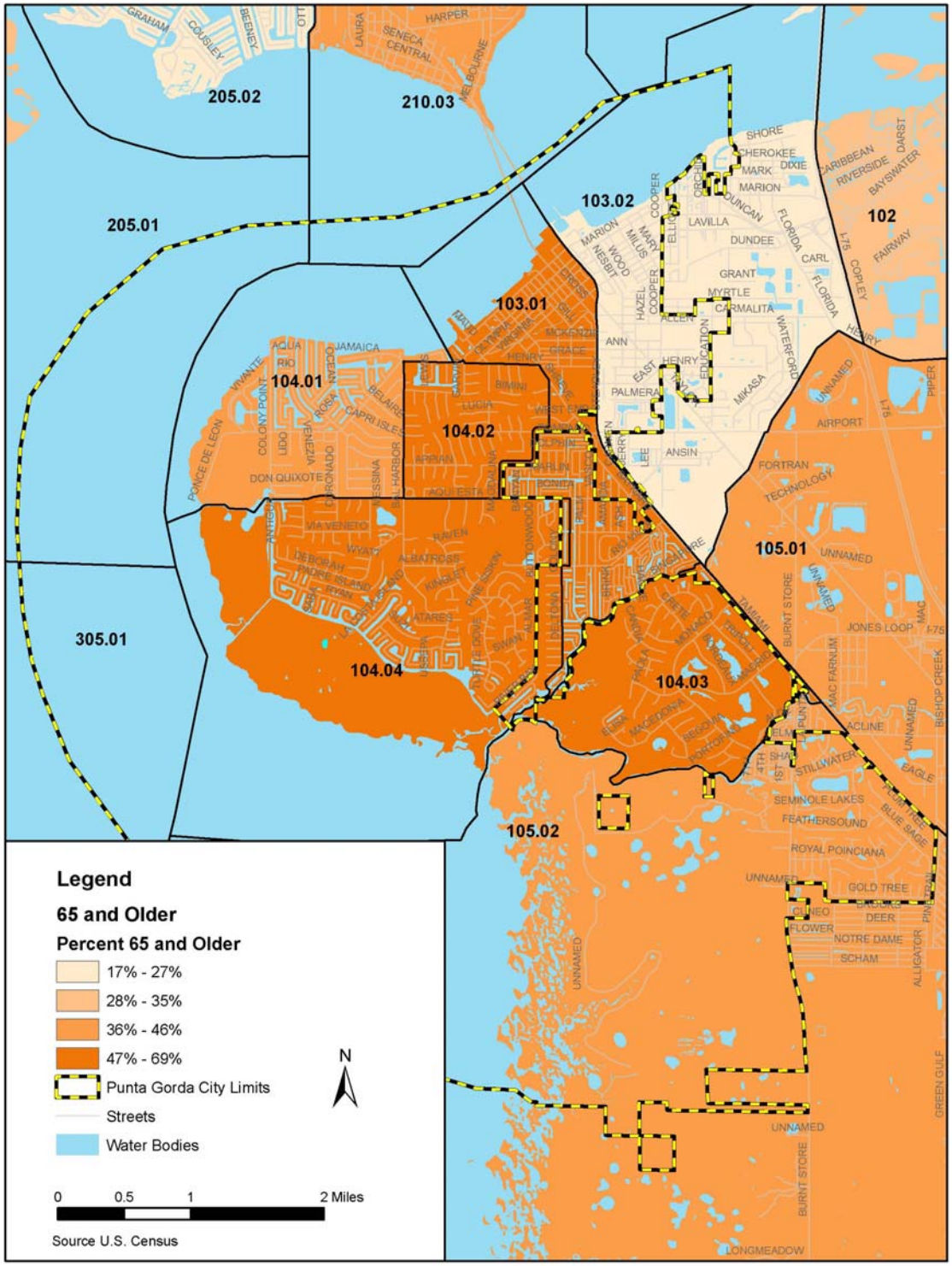
TABLE 2.5
ELDERLY HOUSEHOLDS BY AGE AND COST BURDEN

Age of Householder	Cost Burden					
	0-30%		30-49.9%		50+ %	
	Number	Percent	Number	Percent	Number	Percent
65+	3,972	77.8%	648	12.7%	486	9.5%

Source: Shimberg, 2009

On the following page, Map 2.5 shows where the concentration of the elderly population is located.

MAP 2.5
POPULATION AGED 65 and OVER



2.2 - INCOME

Low-income households tend to be housed in less desirable housing stock and in less desirable areas of the City. Income limitations often prevent those households from moving to areas where local amenities raise the value of the housing. Income plays a very important part in securing and maintaining housing.

The data in Table 2.6 shows the distribution of income among Whites, African Americans, and Hispanics. In general, limitations on fair housing choice are more commonly found to affect housing decisions among low-income persons.

The data reveals some differences in incomes among the three groups. Whites and African Americans earn roughly the same amount of money, as the median incomes for the two groups are well within the margin of error. Hispanics, on the other hand, have a median income less than half of the other two groups.

Race/Ethnic Group	Median Household Income
White	$57,567
African American	$58,102
Hispanic	$26,563
Total Population	$57,692

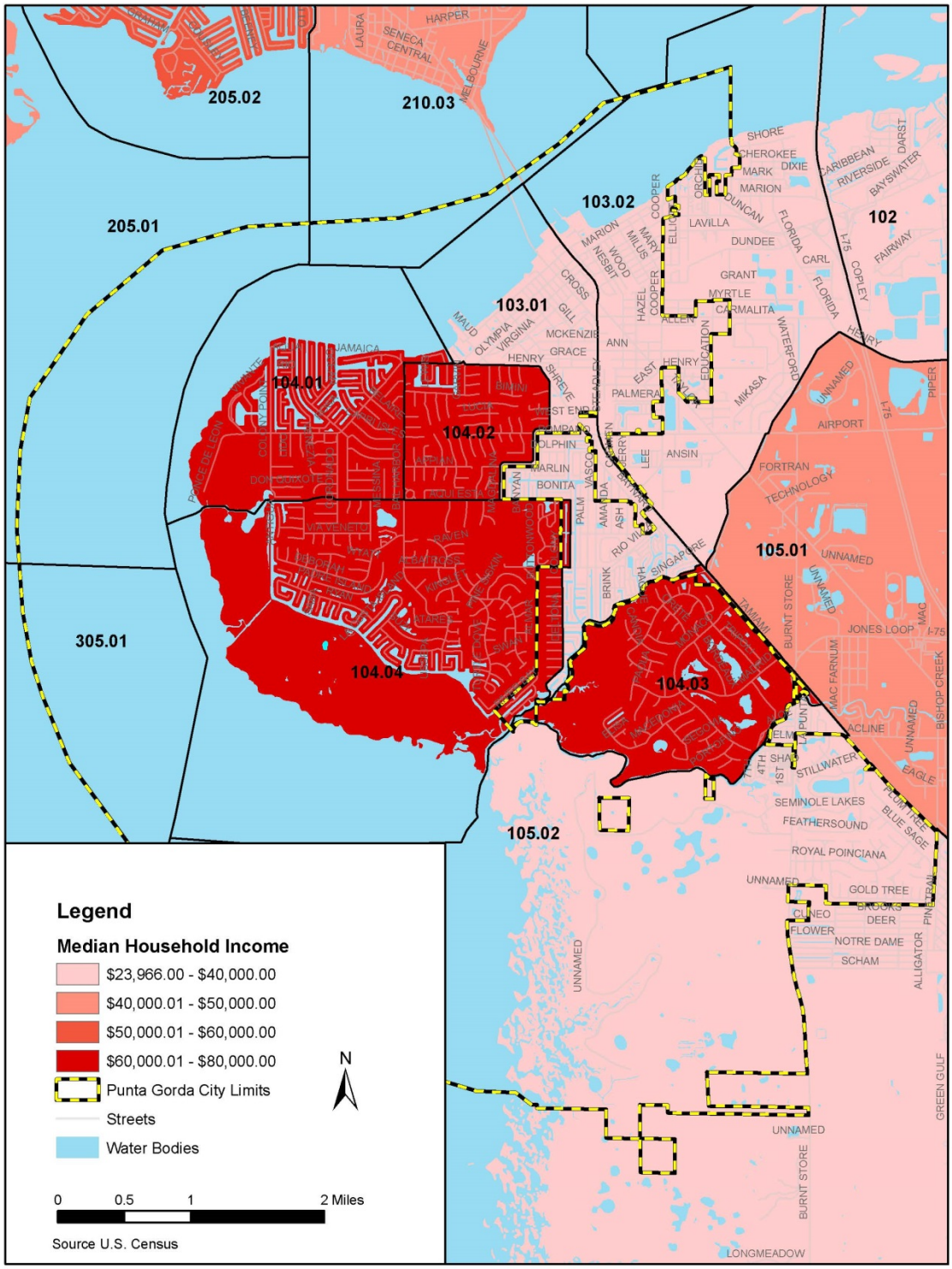
TABLE 2.6
INCOME BY RACE

Income Class	White		Hispanic		African American	
	# of Households	% of Households	# of Households	% of Households	# of Households	% of Households
Less than $10,000	370	4.8%	31	10.3%	0	0.0%
$10,000 to $14,999	338	4.4%	0	0.0%	10	5.3%
$15,000 to $24,999	610	7.9%	65	21.5%	31	16.5%
$25,000 to $34,999	965	12.5%	112	37.1%	16	8.5%
$35,000 to $49,999	1,018	13.2%	0	0.0%	24	12.8%
$50,000 to $74,999	1,573	20.4%	0	0.0%	54	28.7%
$75,000 to $99,999	1,017	13.2%	40	13.2%	17	9.0%
$100,000 or more	1,834	23.7%	54	17.9%	36	19.1%
Total	7,725	100.0%	302	100.0%	188	100.0%

Source: 2008-2012 American Community Survey, 2012 inflation adjusted dollars.

Map 2.6, on the following page, shows the median household income by census tract between 2008 and 2012.

MAP 2.6
MEDIAN HOUSEHOLD INCOME



The poverty data in Table 2.7, below, shows major disparate impacts of poverty among Hispanics compared to Whites and the City as a whole. Among White persons, the data reported 9.3 percent poverty rate between 2008 and 2012. About 38.1 percent of all Hispanics lived in poverty during the period. The poverty rate for African Americans is only 3.8 percent.

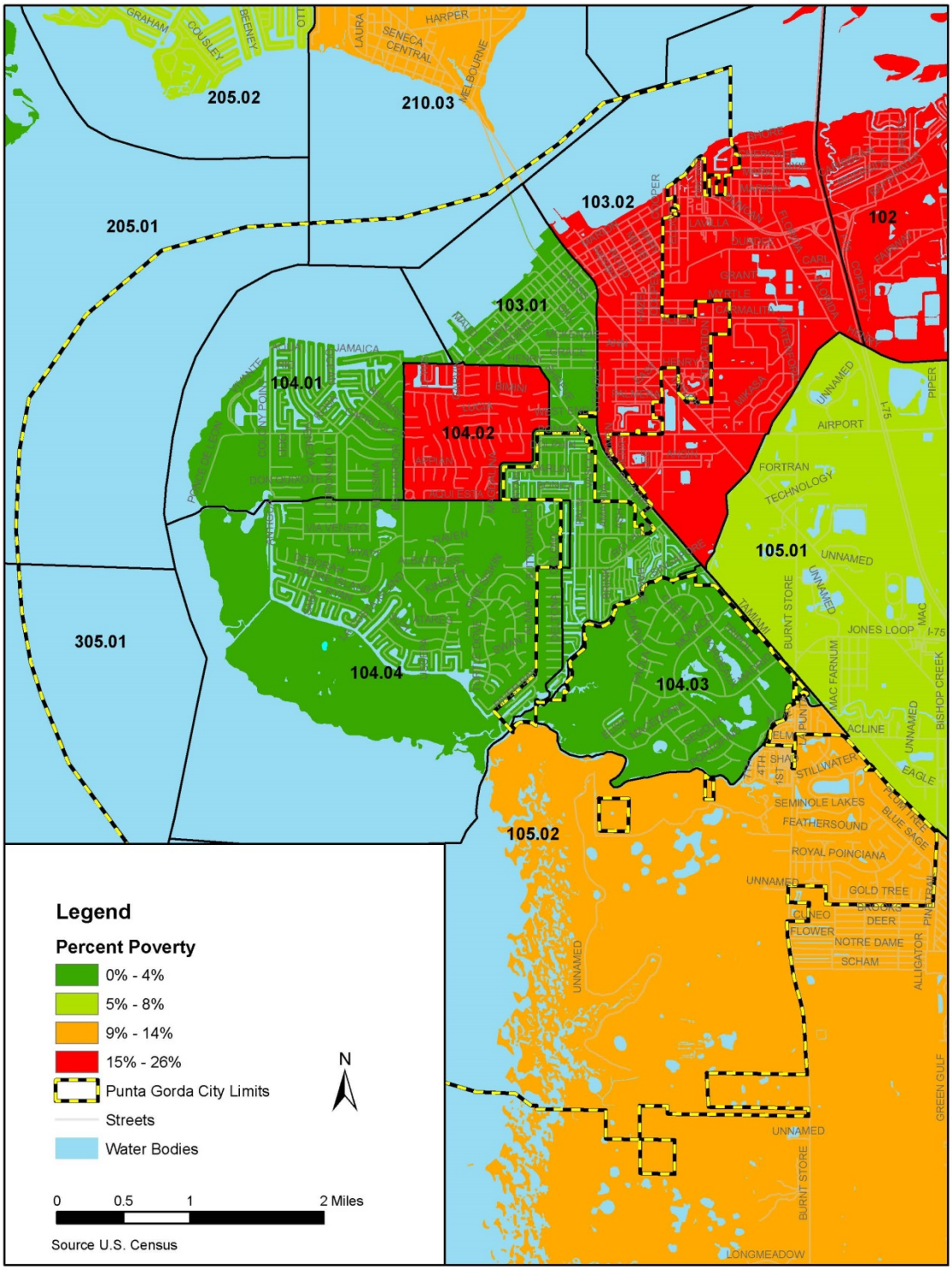
TABLE 2.7
POVERTY BY RACE

Race and Ethnicity	Total	Below Poverty Level	Percent Below Poverty Level
Total Population For whom Poverty is Determined	**16,464**	**1,723**	**10.5%**
One race	16,055	1,500	9.3%
White	15,138	1,406	9.3%
Black or African American	506	19	3.8%
American Indian and Alaska Native	124	73	58.9%
Asian	170	0	0.0%
Native Hawaiian and Other Pacific Islander	14	0	0.0%
Some other race	103	2	1.9%
Two or more races	409	223	54.5%
Hispanic or Latino origin (of any race)	762	290	38.1%
Non Hispanic or Latino	15,702	1,433	9.1%

Source: 2008-2012 American Community Survey

Map 2.7, on the next page, shows the concentrations of people living in poverty in the City

MAP 2.7
PERCENT POVERTY



2.3 - EMPLOYMENT

Employment opportunities in the area and educational levels of the employees can have a significant impact on housing affordability and the location choice of residents. Table 2.8, below, presents our analysis of occupation data, which indicate that there has been some shift in the distribution of occupations between 2000 and 2010. Retail had the largest increase, up 3.1 percentage points to 18.1 percent. Finance and insurance, and real estate and rental and leasing had the largest decrease, down 3.0 percentage points, followed by Educational services, and health care and social assistance, down 2.4 percentage points.

TABLE 2.8
OCCUPATION THE POPULATION OF PUNTA GORDA

Occupation	2000	2006-2010 Average	2008-2012 Average
Agriculture, forestry, fishing/hunting, and mining	0.0%	0.4%	0.9%
Construction	6.8%	7.0%	7.8%
Manufacturing	3.8%	5.7%	5.2%
Wholesale trade	2.6%	2.0%	2.4%
Retail trade	15.0%	16.1%	18.1%
Transportation and warehousing, and utilities	4.3%	5.9%	3.9%
Finance/Insurance/Real Estate	10.9%	10.0%	7.9%
Professional/Scientific/Waste Management	13.8%	10.1%	14.5%
Educational/Health Care/Social Assistance	23.0%	25.0%	20.6%
Arts, entertainment, and recreation, and accommodation and food services	11.5%	6.9%	13.3%
Other services, except public administration	4.3%	5.1%	2.5%
Public administration	4.0%	5.8%	3.0%
Total	100.0%	100.0%	100.0%

Source: 2000 Census, 2006-2010 American Community Survey, and 2008-2012 American Community Survey

The data presented in Table 2.9, provides a portrait of the distribution of the unemployed. Whites have the highest unemployment rate at 9.1 percent of the labor force aged 16 years or older. Hispanic persons in the same age group reported a 7.5 percent unemployment rate and African Americans reported a 6.4 percent rate. All three groups fall under the city-wide average of 9.3 percent. Whites also had the lowest work force participation rate, at 35.1 percent. Hispanics had 50.5 percent participation rate while African Americans had a 72.8 percent participation rate.

TABLE 2.9
EMPLOYMENT AND UNEMPLOYMENT RATE BY RACE

	White		Hispanic		African American		City-wide	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
In Labor Force	5,051	35.1%	305	50.5%	342	72.8%	5,641	36.8%
Employed	4,591	90.9%	282	92.5%	320	93.6%	5,116	90.7%
Unemployed	460	9.1%	23	7.5%	22	6.4%	525	9.3%
Not in Labor Force	9,340	64.9%	299	49.5%	128	27.2%	9,687	63.2%
Total	14,391		604		470		15,328	

Source: 2008-2012 American Community Survey

Table 2.10 illustrates the unemployment rate by age group. It should be noted that persons not in the Labor Force (Under 16 years of age and the retired population) are not included in the unemployment figures.

TABLE 2.10
UNEMPLOYMENT BY AGE

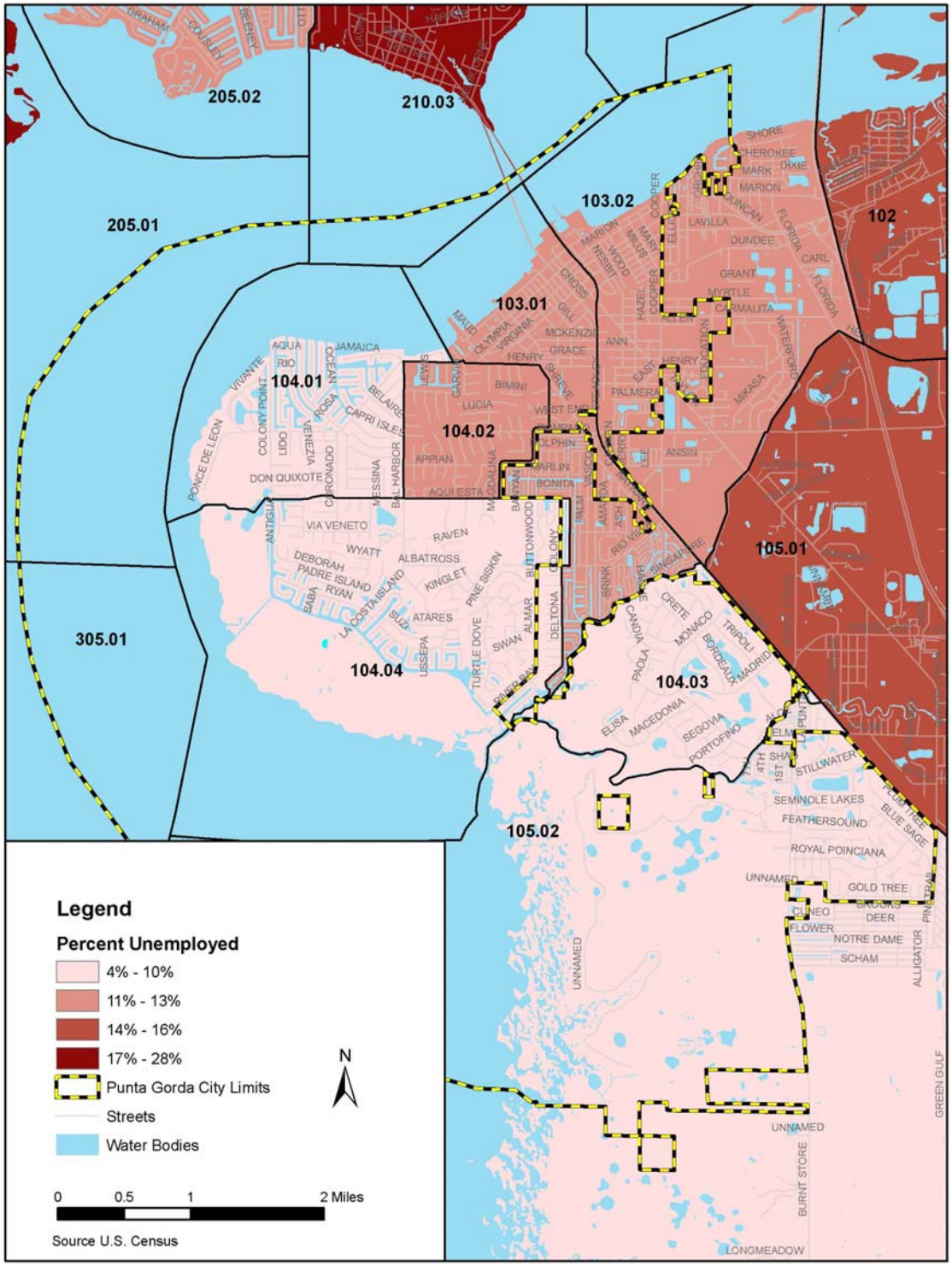
Unemployment by Age	Punta Gorda City, Florida			
	Total	**In Labor Force**	**Employed**	**Unemployment Rate**
Population 16 years and over	15,328	5,641	5,120	9.3%
AGE				
16 to 19 years	408	176	176	0.0%
20 to 24 years	294	243	178	26.7%
25 to 44 years	1,991	1,696	1,447	14.7%
45 to 54 years	1,539	1,177	1,128	4.2%
55 to 64 years	3,626	1,643	1,523	7.2%
65 to 74 years	4,168	575	546	5.0%
75 years and over	3,302	125	116	8.0%

Source: 2008-2012 American Community Survey

Map 2.8, on the following page, shows the distribution of unemployed in Punta Gorda.

The availability of jobs, consistent with the skill levels and educational levels of low income persons, is largely dependent on the geographic location of the jobs and the workforces' ability to get to and from the employment centers where those job are located. If jobs are concentrated in largely upper income areas, far removed from the areas where lower income persons live, their ability to get to and from work may be difficult, without public transportation, sometimes causing hardships on employees or potential employees that cannot afford their own private automobile.

MAP 2.8
PERCENT UNEMPLOYED



According to the major employer data provided by the Charlotte County Economic Development Department, the top employer in Charlotte County is Wal-Mart Stores, Inc. with 1,500 employees. The top twenty employers in the County can be found in the following table.

TABLE 2.11
CHARLOTTE COUNTY'S LARGEST EMPLOYERS

Company Name	Employees	Industry Sector
Wal-Mart Stores, Inc.	1,500	Retail Trade
St. Joseph Preferred Healthcare, Inc.	1,400	Healthcare
Publix Super Markets, Inc.	1,105	Retail Trade
Charlotte County	980	General Government
Fawcett Memorial Hospital	840	Healthcare
Port Charlotte HMA, LLC	700	Healthcare
Punta Gorda HMA, LLC	680	Healthcare
Home Depot U.S.A., Inc.	450	Retail Trade
Winn-Dixie Stores, Inc.	424	Retail Trade
Palm Chrysler Plymouth Dodge Jeep	300	Retail Trade
City of Punta Gorda	276	General Government
Palm Chevrolet-Oldsmobile, Inc.	230	Retail Trade
Punta Gorda Associates	230	Healthcare
Douglas T Jacobson State Veterans Home	200	Healthcare
Sam's West, Inc. (Sam's Club)	200	Retail Trade
Dillard's, Inc.	196	Retail Trade
Health Management Associates, Inc.	191	Healthcare
Smuggler's Enterprises, Inc.	185	Arts, Entertainment/Recreation
Trans Healthcare, Inc.	160	Healthcare
Old Punta Gorda, Inc.	150	Other Services

Source: Charlotte County Economic Development Department, 2014

In Punta Gorda, there appears to be a large education disparity between African Americans and the rest of the City. Only 5.7 percent of Whites and 8.4 percent of Hispanics have less than a high school diploma, while 26.8% of African Americans do not have a diploma. Similarly, 38.8 percent of Whites and 29.3 percent of Hispanics have at least a Bachelor's degree, while only 8.5 percent of African Americans have reached this education level. The African American population has achieved an education level that includes some college or attainment of an Associate's Degree. The 30.6% in this category are comparable to the total population figures for the City.

TABLE 2.12
EDUCATIONAL ATTAINMENT BY RACE

	White		African American		Hispanic		City-wide	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than high school diploma	786	5.7%	91	26.8%	42	8.4%	883	6.0%
High school graduate, GED, or alternative	3,274	23.6%	116	34.1%	196	39.0%	3,505	24.0%
Some college or associate's degree	4,420	31.9%	104	30.6%	117	23.3%	4,643	31.7%
Bachelor's degree or higher	5,381	38.8%	29	8.5%	147	29.3%	5,595	38.3%
Total	13,861	100.0%	340	100.0%	502	100.0%	14,626	100.0%

Source: 2008-2012 American Community Survey

2.4 - PUBLIC TRANSPORTATION

There is no mass transportation system with fixed routes and schedules in Charlotte County since the geographic nature of the population distribution cannot sustain a fixed route system.

Public transportation in Charlotte County is provided by Dial-a-Ride and Sunshine Ride services. Dial-a-Ride provides curbside transportation to and from your destination on an advance reservation basis. According to Charlotte County, the Dial-a-Ride Service Area includes all of Charlotte County located west of the Myakka River (excluding the barrier islands, but including the Charlotte County portion of Boca Grande Island). It serves all of mid-county, located between the Myakka and the Peace Rivers. And, it includes the Punta Gorda area, extending as far south as Tropical Gulf Acres, east to the Charlotte County Airport, and north to Peace River Shores on US-17. Service on Burnt Store Road extends to South Punta Gorda Heights (Scham Road). This service is available from 6:30 am to 6:00 pm all weekdays, and Saturdays from 9 am to 6 pm, at a base fare of $3, and reduced fares are available for qualified passengers.

Sunshine Ride provides transportation services to elderly, disabled, low-income or rural residents. The service operates to connect passengers to medical centers, pharmacies, grocery stores and other similar destinations. This service is available at $1 per trip. To qualify, riders complete an application that takes 2-3 business days for processing. Once enrolled in the service, passengers may make reservations 48- hours-in-advance to places considered life-sustaining destinations.

2.5 - HOUSING

As shown in Table 2.13, below, there were 8,907 housing units in Punta Gorda in 2000. The housing units have grown 29% for the 2008-2012 average. Currently, 55.8 percent of units in the city are owner-occupied, 15.1 percent are renter-occupied, and 29.1% of units are vacant.

TABLE 2.13
TENURE OF HOUSING UNITS

	2000		2006-2010 Average		2008-2012 Average	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	6,214	69.8%	6,835	59.0%	6,420	55.8%
Renter Occupied	951	10.7%	1,608	13.9%	1,731	15.1%
Vacant	1,742	19.5%	3,137	27.1%	3,349	29.1%
Total	8,907	100.0%	11,580	100.0%	11,500	100.0%

Source: 2000 Census, 2006-2010 American Community Survey, and 2008-2012 American Community Survey

The median housing value for owner occupied units in the City was $302,300. Of the 6,420 owner-occupied housing units, 3,057 have a mortgage and 3,363 do not have a mortgage. Median monthly housing expenses for the units with a mortgage are $2,105, and $732 for units without a mortgage. Median gross rent for the 1,731 renter-occupied units is $830.

Table 2.14, below, shows that of all housing units in Punta Gorda, 58.9 percent were categorized as single-family detached housing units, 3.3 percent as single-family attached units, 9.1 percent contained two to four units, 25.6 percent were multifamily, and 3.1 percent mobile home or other.

TABLE 2.14
TYPES OF HOUSING STRUCTURES

Units in Structure	Number	Percent
Single Family Detached	6,770	58.9%
Single Family Attached	382	3.3%
2-4 Units	1,051	9.1%
Multifamily	2,943	25.6%
Mobile Home or Other	354	3.1%
Total	11,500	100.0%

Source: 2008-2012 American Community Survey

As shown on Table 2.15, below, 0.7 percent of all housing units were built prior to 1950, 2.1 percent were built between 1950 and 1959, 3.5 percent were built between 1960 and 1969, 13.0 percent were built between 1970 and 1979, and 80.7 percent were built after 1979. About 2.8 percent of the housing stock is more than 50 years old, built prior to 1960. About 6.3 percent of the housing stock was built prior to 1970 and based on national standards, these units may contain lead-based paint or likely be in need of repairs and maintenance.

TABLE 2.15
YEAR OCCUPIED STRUCTURE BUILT

Year Built	Number	Percent
Built 2010 or later	17	0.1%
Built 2000 to 2009	3,320	28.9%
Built 1990 to 1999	2,767	24.1%
Built 1980 to 1989	3,173	27.6%
Built 1970 to 1979	1,492	13.0%
Built 1960 to 1969	400	3.5%
Built 1950 to 1959	247	2.1%
Built 1940 to 1949	17	0.1%
Built 1939 or earlier	67	0.6%
Total	11,500	100.0%

Source: 2008-2012 American Community Survey

According to the 2008-2012 ACS data shown in Table 2.16, the homeownership rate among Whites in Punta Gorda was 79.4 percent, compared to 56.0 percent among Hispanics, and 40.4 percent among African-Americans.

TABLE 2.16
RACE BY TENURE

	Owner-occupied		Renter-occupied	
	Number	Percent	Number	Percent
White	6,158	79.4%	1,597	20.6%
Hispanic	169	56.0%	133	44.0%
African American	76	40.4%	112	59.6%

Source: 2008-2012 American Community Survey

On average, the home values in Punta Gorda are higher than the State average. In 2013, the average just value of a single family home was $266,871 compared to a State-wide average of $166,535. In 2013, the average sales price for a single family home was $300,478. The median sales price for the past six years can be found in the table below. Most recently, the 2013 median sales price was $290,000, by comparison, the statewide median sales price was $170,000.

TABLE 2.17
MEDIAN SALES PRICE

Housing Type	2008	2009	2010	2011	2012	2013
Single Family Homes	$320,000	$289,500	$285,000	$255,000	$287,000	$290,000
Condominiums	$249,250	$168,750	$160,000	$133,700	$140,000	$156,000

Source: Shimberg

A breakdown of Gross rent for the City is found in the table below. The Median Gross rent for Punta Gorda is $830, compared to a State wide average of $987.

TABLE 2.18
GROSS RENT

	<$200	$200-$299	$300-$499	$500-$749	$750-$999	$1,000-$1,499	$1,500 or More	No Cash Rent
Punta Gorda	33	31	54	471	572	288	164	118

Source: 2008-2012 American Community Survey

The U.S. Department of Housing and Urban Development (HUD) provides Fair Market Rent Values for the County. Analysis shows that rent has been steadily dropping for the past five years.

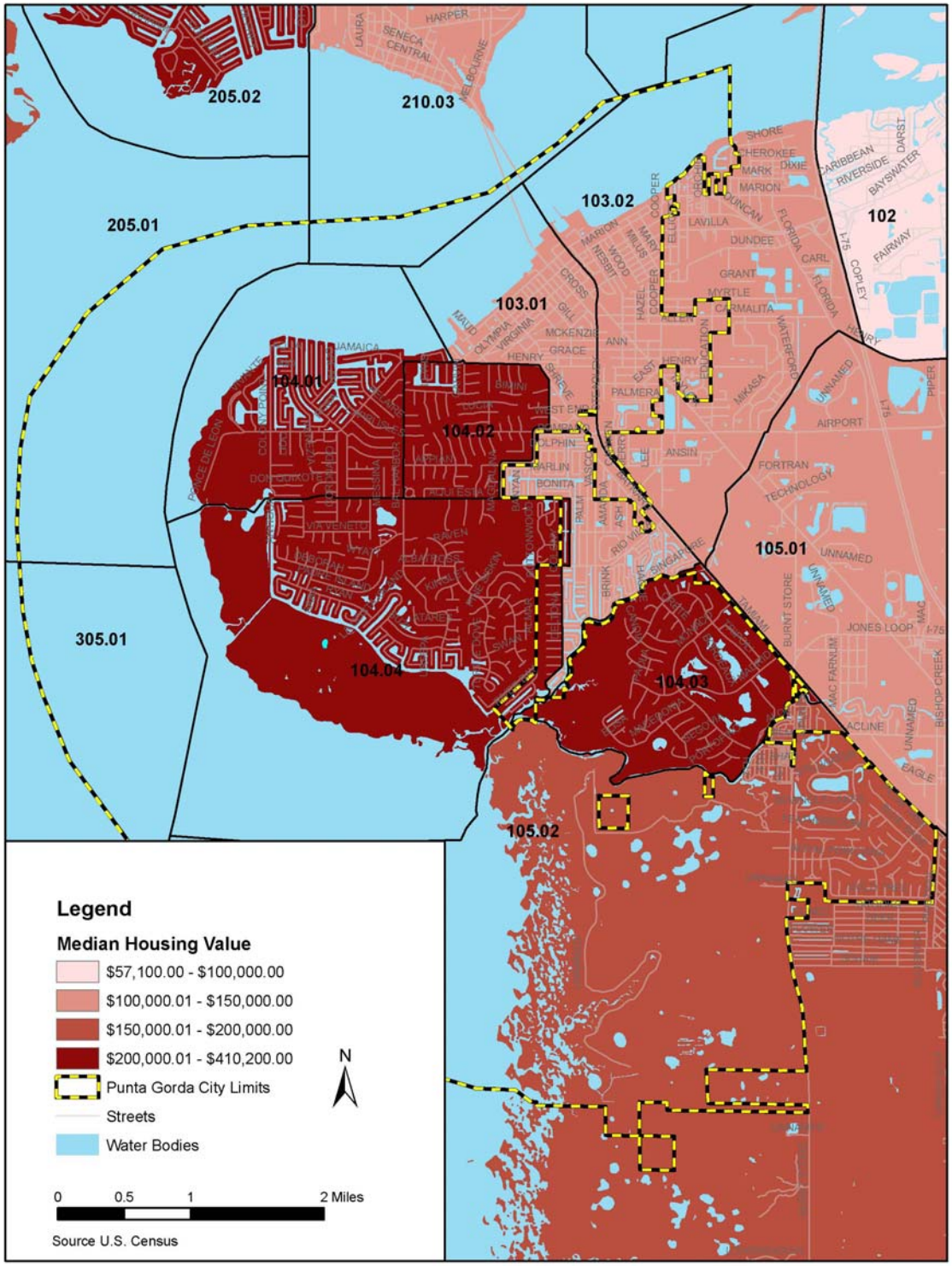
TABLE 2.19
HUD FAIR MARKET RENT

Year	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2014	$511	$673	$859	$1,220	$1,224
2013	$512	$675	$861	$1,223	$1,227
2012	$638	$668	$867	$1,266	$1,523
2011	$676	$708	$918	$1,340	$1,613
2010	$683	$715	$928	$1,355	$1,630

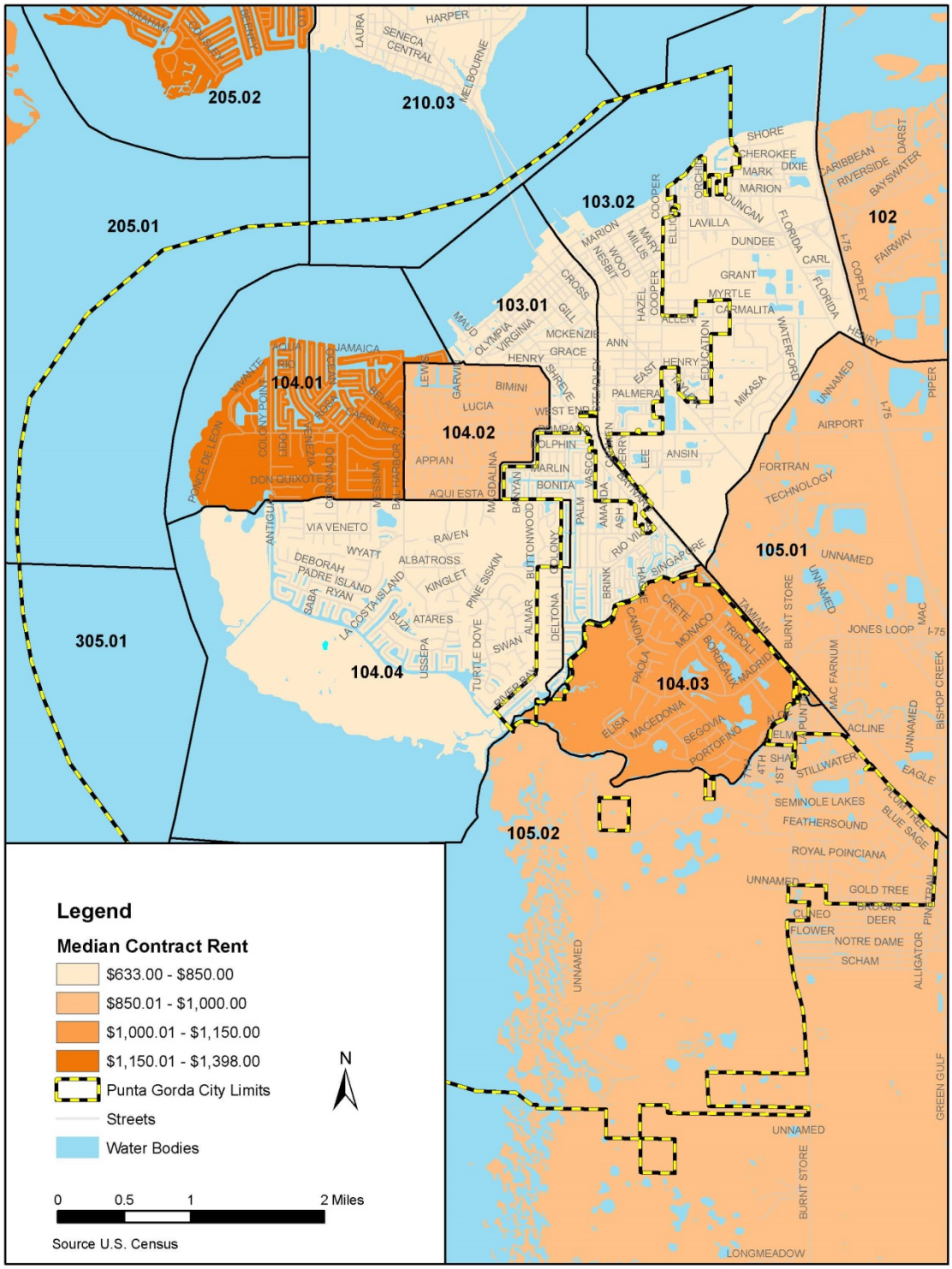
Source: U.S. Department of Housing and Urban Development

Maps 2.9 and 2.10, on the following pages, provide a geographic depiction of the distribution of housing values and rents across the City.

MAP 2.9
MEDIAN HOUSING VALUE



MAP 2.10
GROSS RENT



Cost Burden is defined as the total cost of housing including rent or mortgage and operating utilities. If a household pays more than 30% of their income for housing costs, it is considered to be Moderately Cost Burdened. If any household pays more than 50% of income for housing costs it is considered to be Severely Cost Burdened. In the following table, household income is measured as a percentage of the median income for the county or area, adjusted for family size. In Punta Gorda and the surrounding metro area of Charlotte County, the median income for a family of four is $55,700 in 2014.

As seen in the following table, 55.7 percent of households that have an income of less than 30% of the area median income spend more than 50 percent of their income on housing. On the other hand, 90.9 percent of households that make at least 80% of the area median income spend less than 30% of their income on housing.

TABLE 2.20
HOUSEHOLD INCOME AS A PERCENTAGE OF AREA MEDIAN INCOME BY COST BURDEN

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing					
	0-30%	Percent	30-50%	Percent	50% or more	Percent
<=30% AMI	163	27.1%	103	17.2%	334	55.7%
30.01-50% AMI	410	42.1%	251	25.7%	314	32.2%
50.01-80% AMI	976	62.1%	413	26.3%	183	11.6%
80.01+% AMI	5,070	90.9%	438	7.9%	68	1.2%
Total	6,619	75.9%	1,205	13.8%	899	10.3%

Source: Shimberg, 2009

As seen in the table below, 22.1 percent of homeowners in the City are cost burdened. Renters, on the other hand, are burdened at a rate of 37.6 percent.

TABLE 2.21
TENURE BY COST BURDEN

Tenure	Amount of Income Paid for Housing					
	0-30%	Percent	30-50%	Percent	50% or more	Percent
Owner	5,912	77.9%	983	12.9%	695	9.2%
Renter	707	62.4%	222	19.6%	204	18.0%

Source: Shimberg, 2009

Substandard Housing

The American Community Survey measures four different identifiers that are seen as housing problems. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and no heating fuel used. As seen in the table below, 59 occupied housing units in the City do not use a heating fuel, 20 units lack complete kitchen facilities, and 23 units lack complete plumbing facilities. Because a unit may have more than one of these conditions, the sum of these units is not an appropriate estimate for the number of substandard units in Punta Gorda.

TABLE 2.22
HOUSING CONDITION CHARACTERISTICS (OCCUPIED UNITS)

Substandard Housing	Number	Percent
1.01 or More Persons per Room	0	0.0%
No Fuel Used	59	0.7%
Lacking Complete Kitchen Facilities	20	0.2%
Lacking Complete Plumbing Facilities	23	0.3%

Source: 2008-2012 American Community Survey

SECTION 3
PUBLIC POLICY

3.1 - INTRODUCTION

Impediments to fair housing choice include any actions, omissions or decision taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choice or the availability of housing choice, and actions, omissions, or decisions that have that affect. The purpose of this report is to review and evaluate local programs and policies, and zoning and land development regulations to identify potential impediments to the development of fair housing, and recommend appropriate changes. This evaluation includes review of the policy and regulatory documents for the City of Punta Gorda, Florida as follows:

Regulatory Documents

- The City of Punta Gorda Comprehensive Plan Elements including:
    a. Housing Element
    b. Future Land Use Element
- The City of Punta Gorda Code of Ordinances including:
    a. Land Development regulations
    b. Impact Fees, Development and Permitting Fees

3.2 - ANALYSIS

The Housing and Future Land Use elements of the comprehensive plan are reviewed because they directly affect housing development of all kinds. The Housing Element includes the policy guidance for the development of affordable housing, protection and enhancement of existing neighborhoods, and historic preservation. The Future Land Use Element designates densities and intensities of development, categorizes areas in the City where different land use types are permitting, and establishes broad policy for land development.

Housing Element – The City of Punta Gorda Housing Element "will act as the guide to local decision makers in their efforts to enact policy that will affect the housing needs of the City's residents." It further states that:

- The Element examines existing conditions and projects future trends to address short and long term needs;
- The Element states that housing needs will be met by the private sector;
- The City's Land Development Regulations and applicable building codes, guide the private sector in the development and construction of housing;
- The Housing Element is closely related to other elements of the Comprehensive Plan including:
    - Future Land Use which identifies land to accommodate the housing needs;
    - Transportation which addresses the requirements necessary to meet traffic needs;
    - Infrastructure which addresses public facilities and services needed for housing;

- Recreation and Open Space which addresses recreational needs
- Capital Improvements which addresses levels of service for public facilities

The Housing Element also describes sections of the City's Land Development Regulations and how they influence housing, including:

- Article 2 which promotes infill development and affordability through housing opportunities to smaller households, and discourages urban sprawl;
- Article 3 which regulates density and configuration of new development
- Article 5 which allows for a variety of planned developments and promotes density allowances in return for flexibility in building styles and types
- Impact Fee Deferral allows for qualified projects to defer payment of City-imposed impact fees

The Housing Element describes several housing programs and providers including State Housing Initiatives Partnership (SHIP) and Section 8 Vouchers, as well as several community development corporations and Charlotte County, and identifies existing subsidized housing including group homes, assisted living, elderly housing and affordable family housing.

The Housing Element Inventory & Data analysis includes review of housing units by type, tenure, and age. It also includes review of the number of building permits issued by year from 2010 to 2014, rental rates, property values, cost of owner-occupied units, cost-burden, housing condition, inventory of subsidized housing, and inventory of various categories of housing. There is also analysis and projections of population and housing needs based on income, age, tenure, etc.

The analysis and projections in the Housing Element include the following:

- Total households from 2013 to 2025 are projected to increase from 8,598 to 9,527.
- Households 65 years of age and older from 2013 to 2025 are projected to increase from 5,023 to 5,428.
- Households at or below 80% of the Area Median Income (AMI) will increase from 2,502 to 2,813 between 2013 and 2025.
- Severely cost burden households under 80% of AMI will increase for owner occupied households from 805 to 874 between 2013 and 2025.
- Severely cost burden households under 80% of AMI will increase for renter occupied households from 340 to 418 between 2013 and 2025.

Projections of housing need in Punta Gorda include the following:

- Permanent non-seasonal housing, new construction needs is 1,014 units by 2025, with 339 of these units needed for low-income
- By 2025 there will be 1,907 cost burdened elderly residents, and an anticipated need for additional group homes for the elderly. The Housing Element identifies special needs

housing categories for handicapped and homeless although does not project future needs specifically for the City

Housing Element Goals, Objectives and Policies that are relevant to this analysis are as follows:

Goal 4.1: The long-term end toward which Punta Gorda's housing activities and programs are directed is an adequate supply of land and housing, including a variety of housing types and costs, to meet the needs of very low, low and moderate income households, both present and future; the conservation and rehabilitation of the current housing stock, including historic structures; the elimination of substandard housing conditions; the appropriate siting of group and foster care facilities in residential areas, and the coordination of housing programs with other agencies.

Objective 4.1.1: Throughout the planning period through 2020, Punta Gorda will provide for a variety of housing types and residential densities to accommodate the needs of current and future populations, as well as meeting the special housing needs of its citizens.

Policy 4.1.1.1: Punta Gorda's Future Land use Plan and Future Land Use Plan Map will provide a variety of residential land use categories to accommodate varying housing densities and housing types.

Measurement: The number of housing units by type constructed annually.

Policy 4.1.1.2: Consistent with the Comprehensive Plan, Punta Gorda's Land Development Regulations (including zoning regulations) will make possible a variety of lot sizes, densities, and housing types, including single-family, multi-family, mobile home, patio homes, and zero lot line homes.

Measurement: Existence of zoning district regulations that allow for a variety of lot sizes and housing types.

Policy 4.1.1.3: The City of Punta Gorda with the assistance of Growth Management Department (planning, zoning, and building) shall provide education-awareness programs so that the public can gain a better understanding of the need for affordable housing. These programs will also address resident's aversion to the proximity of affordable housing and the general negative public perception regarding affordable housing.

Measurement: The annual number of City residents that have been informed about affordable housing and available programs.

Policy 4.1.1.4: Consider adoption of standards in the Land Development Regulations (LDR's) for inclusionary housing, with the intent of increasing the supply of affordable housing. Such regulations should either require that all residential development contain an affordable housing component, or pay a fee-in-lieu-of to a fund. The requirements should be either mandatory or incentive based.

Measurement: Number of affordable housing units included in new development and/or property purchased for donation to the Land Trust to be used for construction of affordable housing from monies received as payment of fee-in-lieu of.

Policy 4.1.1.8: Punta Gorda will work with local contractors and the community to study and promote the design of home features that will help elderly and handicapped persons to live independently as disability conditions progress (e.g., removable floor level cabinets to facilitate wheel chair access, extra studs in bathroom walls for grab-bar installation, wider doorways and halls, and lever type door openings, etc.).

Measurement: Public information developed and distributed concerning such features.

Policy 4.1.1.10: Punta Gorda will include accessory apartments for relatives as an allowed use in owner-occupied dwellings.

Measurement: An amendment to the Land Development Regulations allowing accessory apartments for relatives of owner-occupied dwellings.

Policy 4.1.1.11: Punta Gorda will continue to provide for increased housing densities in Planned Development (PD's) as a developer incentive to accommodate the housing needs of very low, low, and moderate-income persons. Density bonuses could be up to 50% depending upon site conditions and compatibility with surrounding uses.

Measurement: Annually, the number of housing units developed in Planned Development (PD's) for low-income housing that is affordable to persons in these income groups.

Policy 4.1.1.12: Review the City's Land Development Regulations (LDR's) on an annual basis to ascertain if there are any regulations which unnecessarily drive up the cost of housing.

Measurement: Amendments to the City's Land Development Regulations, as needed.

Policy 4.1.1.13: Punta Gorda will seek to develop partnerships with Builder's Associations to improve the efficiency and expand the capacity of the housing delivery process.

Measurement: Percentage of affordable housing demand met.

Policy 4.1.2.4: Punta Gorda will use discretionary Community Development Block Grant (CDBG) funds to support neighborhood improvement.

Measurement: The annual amount of CDBG money used for neighborhood improvement.

Objective 4.1.5: Throughout the planning period through 2020, Punta Gorda will ensure the provision of an adequate supply of affordable housing (for very low, low, and moderate income persons), including mobile and manufactured units, appropriately distributed throughout the community.

Policy 4.1.5.4: Punta Gorda will promote the construction of affordable housing by allowing the use of innovative techniques, such as density bonuses, zero lot line construction, etc., through the Planned Development (PD) process (very low, low, and moderate income benefit).

Measurement: Amendment of the Land Development Regulations for affordable housing needed.

Objective 4.1.7: The City shall attempt to increase the opportunity for all citizens to purchase or rent decent, safe and sanitary housing which they can afford, from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status or household composition.

Policy 4.1.7.1: Punta Gorda will make fair housing information available, including complaint procedures under City Ordinance 600-80, and phone numbers for Charlotte County, state, and federal agencies which have fair housing laws and enforce them.

Measurement: The annual number of complaints submitted to the City claiming discrimination in housing.

Policy 4.1.7.2: Punta Gorda will continue to assure that access is provided to handicapped persons in multi-family developments consistent with the 1992 Americans with Disabilities Act, as implemented through the Florida Accessibility Code for Building Construction, January 1994 Edition with 1996 Addendum, Florida Department of Community Affairs. As part of the review of the existing Land Development Regulations, Punta Gorda will examine the impacts of existing regulations upon the mobility and access needs of handicapped persons.

Measurement: Annually, the number of development plans reviewed for multi-family developments in the City requiring compliance with the 1992 Americans with Disabilities Act.

Policy 4.1.7.3: Punta Gorda will make information available to the public concerning housing and weatherization programs and/or grants provided by the State and Federal Government, as well as private agencies.

Measurement: The annual number of City residents that have been informed about and/or assisted about weatherization programs and/or grants provided by State and Federal Government, as well as private agencies.

Future Land Use - The City of Punta Gorda Future Land Use Element (FLUE) 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." In addition, this 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." It further addresses the following:

- Related local regulations including the Land Development Regulations
- Other City plans including the 2000 Eastside and Downtown Planning Study, 2005 CRA Charrette Plan, and 2005 Citizens Master Plan

- Inventory and analysis of existing land uses
- Designation of Future Land Use categories and allowable uses

The following are relevant goals, objectives and policies of the City of Punta Gorda Future Land Use Element:

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.

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 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: Punt 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 and 1.1.14.3.

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 increase 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).

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

Policy 1.1.14.3: Highway Commercial Corridor lands identified on the Future Land Use map shall be developed: 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.

Conclusion - *The City of Punta Gorda Housing and Future Land Use Elements provide good policy guidance for developing affordable housing and special needs housing. The Housing Element addresses a broad range of housing issues and affordabilities, and the Future Land Use Element provides a variety of housing types for a range of affordability and housing needs. In that regard, these plan elements include the following:*

- *Acknowledgement that housing needs will be addressed by the private sector with guidance from the City through the comprehensive plan and land development regulations;*
- *Identify growth in need for elderly housing, and for severely cost burden households;*
- *Allow a broad range of densities, and encourage affordable and elderly housing through density bonuses and transfer of development rights in planned development districts; and,*
- *Allows residential density in commercial and downtown areas to encourage mixed use where there is access to activities of daily living for elderly residents.*

There do not appear to be any policies in the Housing or Future Land Use elements that present impediments to fair housing choice.

The **Code of Ordinances** addresses a wide range of municipal issues, and provides the specific regulations needed for implementing the various elements of the Comprehensive Plan. Relevant sections of the Code include Chapter 7, Building; Chapter 11 Impact fees; Chapter 11A, Affordable Housing Impact Fees; Chapter 16A, Planning; and Chapter 26 Land Development Regulations.

Chapter 7, Building addresses the regulatory function of the City regarding building construction, includes "green building program" requirements, adopts permit fees, and provides standards for safe/unsafe housing and structures. The green building program is voluntary for private projects and includes expedited permitting as well as project marketing as an incentive for participation in the program.

Chapter 11 and 11A establish impact fees for new development. Chapter 11 establishes the necessary findings for enacting impact fees; includes relevant definitions; determines applicability; establishes impact fee districts for parks, roads, police, fire and general government; and establishes the following impact fees:

- Parks – for residential units based on the square footage for single family and ranging from $564 per unit to $1,047; and $322 per unit for all other dwellings;
- Roads – for residential units based on the square footage for single family and ranging from $288 per unit to $514; and $161 per unit for all other dwellings;
- The ordinance has "suspended indefinitely" the impact fees for police, fire and general government.

Chapter 11A is established to encourage the provision of new affordable housing by providing a deferral of impact fees on qualified units. This chapter includes an application process, and allows a deferral of impact fees if approved after making application. If approved the project would be subject to a Impact Fee Deferral Agreement recorded in the public records and is accepted by the City in lieu of payment unless the project/unit is sold, breach of the agreement, or if the owner/resident fails to qualify.

Chapter 16A, Planning, adopts the Comprehensive Plan by ordinance and establishes the Planning Commission as the local planning agency for the City of Punta Gorda.

Chapter 26 of the Code of Ordinances is the Land Development Regulations and includes provisions for purpose and intent, establishment of districts, permitted uses, lot and building regulations, architectural standards, and various other regulations. Article 3, Regulating Districts, establishes the zoning districts and related regulations for the City of Punta Gorda and implements related policies of the comprehensive plan.

Article 3 includes a broad range of zoning categories which allow a variety of housing types including single-family, multi-family, mobile home, and mixed use. Specific districts and relevant standards include the following:

- **EP, Environmental Preserve District** – composed of environmentally sensitive areas intended to preserve and protect open space
  - Minimum lot size of 10 acres
  - Allows 1 residential unit per 10 acres
  - Other uses are allowable by right or special exception subject to development plan approval
- **GS, General Single-Family Residential** – established solely to accommodate completion of previously approved development of land, and not available for rezonings
  - Minimum lot size of 9,600 square feet for GS 3.5, and 7,200 square feet for GS-5
  - Allows single-family homes, excluding mobile homes
  - Allows group homes "permitted with conditions" (per section 4.5)
  - Child and day care facilities are allowed by Special Exception
- **GM, General Single-Family Residential** – intended to be medium to high-density residential, with emphasis on multi-family use.
  - Minimum lot size of 8,000 square feet
  - Allows group homes "permitted with conditions" (per section 4.5)
  - Child care, day care, and nursing homes are allowed by Special Exception
  - Rooming or boarding housings are allowed by Special Exception subject to requirements of Article 8

- **MH, Manufactured Home** – established to provide for the development of neighborhoods which utilize manufactured housing as its principle building type.
  - Minimum lot size of 8,000 square feet
  - Allows group homes "permitted with conditions" (per section 4.5)
- **NR, Neighborhood Residential District** – provides for residential development surrounding the traditional town center and its regional extensions.
  - Minimum lot size of 8,000 square feet
  - Allows group homes "permitted with conditions" (per section 4.5)
  - Child and day care are allowed by Special Exception
- **NC, Neighborhood Center District** – provided for the location of pedestrian scaled shops, services, small workplaces, and residential buildings central to a neighborhood
  - No minimum lot size
  - Allows group homes "permitted with conditions" (per section 4.5)
  - Day care home serving 3 or fewer persons as an accessory use
- **CC, City Center District** – encourages redevelopment and expansion of the traditional town center, allows a broad array of uses and higher density housing in a compact, pedestrian-oriented environment.
  - No minimum lot size
  - Allows group homes "permitted with conditions" (per section 4.5)
  - Day care home serving 3 or fewer persons as an accessory use
  - Rooming or boarding housings for up to six roomers are allowed by Special Exception
  - Congregate housing designed within "civic" building principles
- **MO, Medical Overlay District** – provides for the logical expansion of the medical office needs necessary to accommodate the growing community and region.
  - No minimum lot size
  - Allows child and adult day care facilities, group homes, adult congregate living facilities, and independent living facilities as permitted uses
  - Detoxification centers and substance abuse centers associated primarily with the primary medical facility are allowed with conditions
- **PDN, Planned Development Neighborhood District** – encourages the development of a mixture of housing types and price ranges and to promote the organization of residential development into efficient neighborhoods with support uses.
  - No minimum lot size specified, Section 5.9 establishes procedures for approval of a PDN district
  - Allows group homes and nursing homes as permitted uses
- **PEC, Planned Employment Center District** – encourages innovative and creative design or retail, office and industrial development.
  - No minimum lot size specified, Section 5.9 establishes procedures for approval of a PEC district
  - Allows group homes as a permitted use

Article 4, Uses Permitted with Conditions, acknowledges that there are certain uses that exist which may be constructed provided they meet certain mitigating conditions specific to their design and/or operation. Several relevant uses include:

- **Accessory Dwelling**, may be allowed subject to conditions including: principal uses is a single-family home; no more than one accessory dwelling is permitted; the accessory dwelling shall be owned by the same person as the principal dwelling; no separate driveway is permitted; a detached accessory dwelling shall not exceed 650 square feet of the first floor area or 50% of the first floor area of the principal dwelling.
- **Group Homes**, may be allowed subject to the following conditions: five or less unrelated individuals other than the homeowner are allowed in a group home; may be located in any residential district; must be registered with the State of Florida Department of Human Resources; adjacent property owners must be notified; group homes of more than five individuals or where the property owner does not reside at the home, are considered an institutional facility and may only operate in the NC and CC zoning districts; group homes shall not be located within ½ mile radius of another group home.
- **Day Care Centers**, may be allowed subject to the following conditions: centers for children must provide a minimum rear yard area of 2,500 square feet (and must be fenced) unless adjacent to a park; front yards are not to be used for recreation.

Article 7 establishes Architectural Provisions and serves as a framework for the architectural and building design requirements of the land development regulations, however do not apply to single family or duplex. Provisions include:

- Building style, requiring that buildings reflect the vernacular architecture of old Punta Gorda by incorporating design elements in the Historic District Guidelines
- Building principles that address compatibility with adjacent buildings, design of facades, primary building entrance, mechanical equipment, and lighting
- Standards for residential; manufactured housing; commercial storefront and workplace; highway commercial; and civic buildings

Article 8, Section 8.16 includes provision for Transfer of Development Rights (TDR) that identifies conditions under which a transfer may occur, and a process for transferring rights. Conditions include identification of a public purpose such as affordable housing.

Article 19 provides the following definitions:

Adult Congregate Living Facility – Adult congregate living facility means any State Agency for Health Care Administration licensed building or buildings, section of a building or distinct portion of a building, residence, private home, boarding home, home for the aged or other place whether (where) for a period exceeding twenty-four hours, housing food service and one or more personal services (are provided) for adult resident clients, not related to the owner or administrator by blood or marriage, who require such services.

Congregate Housing – Any Florida Department of Health and Rehabilitative Services licensed building or buildings, section of a building, or distinct portion of a building, residence, private home, boarding home, home for the aged, or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding 24

hours, housing, food service, and one or more personal services for adult resident clients, not related to the owner or administrator by blood or marriage, who require such services.

Day Care Centers – A place licensed by the State, if applicable, where daytime care, which may include some instruction, is provided to 6 or more children or adults who do not reside in the facility, and who are not the legal wards or foster children or relatives of the attendant adult within an occupied residence.

Day Care Home [small] – A facility in a dwelling unit; licensed by the State, if applicable; providing care for six or fewer children or adults who do not reside in the facility, are present during daytime hours, and do not stay overnight; and which may include some instruction.

Detoxification Center – Detoxification center means a medical facility open twenty-four hours a day meeting standards comparable to hospital or nursing home. Such facility shall be for the temporary emergency shelter of intoxicated persons or those persons suffering from alcoholism, drug abuse or other similar condition, for the purpose of detoxification.

Family – One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage or adoption, no such family shall contain over five persons, but further provided that domestic servants employed or living on the premises may be housed on the premises without being counted as family or families.

Group Homes – A building except for congregate housing, used as a dwelling for a group of unrelated persons living together as a unit under the supervision of a local or state agency as defined by the Fair Housing Act and enforced by the United States Department of Justice. Such facility includes the term foster care home.

Health Care Facility – A facility or institution, whether public or private, principally engaged in providing services for health maintenance and the treatment of mental or physical conditions. Health Care Facilities include general or specialty hospitals, public health centers, diagnostic centers, treatment centers, rehabilitation centers, extended care facilities, long-term care facilities, residential health care facilities, outpatient clinics and dispensaries. They may include laundries, cafeterias, gift shops, laboratories and medical offices as accessory uses.

Independent Living Facility – A residential development that is limited to occupancy by elderly persons and/or persons with disabilities. Such a facility shall provide: (a) dwelling units with complete kitchen facilities; (b) supportive services such as meals, personal emergency response systems, recreation and transportation services, and (c) design features such as wider doorways and hallways, accessible-ready bathrooms and lower light switches.

Residential Development – buildings for residential use such as attached and detached single-family dwellings, apartment buildings, condominiums, townhouses, cottages, etc. and their associated outbuildings such as garages, storage buildings, gazebos, etc. Residential development includes group homes as defined in this chapter.

Single-Family Residential – Any development where: no building contains more than one dwelling unit, every dwelling unit is on a separate lot, and where no lot contains more than one dwelling unit [exception: rental studios and apartments]. Such uses include group homes as defined in this chapter.

Development Application and Process

Article 16, Application Review and Approval Requirements, of the Land Development Regulations specifies the requirements and process for approval of development projects. Generally, except for single-family homes, all development requires approval of a "Development Plan". The Land Development Regulations require that prior to issuance of a building permit for projects requiring approval of a development plan, applicants must provide required information and the various review departments must make findings of compliance with applicable regulations.

Development and Permitting Fees

For development plan reviews, there is a fee of $1,500. For permits on new construction, a minimum fee is $200, and permits are calculated at $50.00 plus $7.00 per $1,000 of construction value.

Conclusions *- The City of Punta Gorda Code of Ordinances and Zoning Regulations implement the policy guidance of the comprehensive plan. The zoning districts provide a wide range of housing types for affordability, and include limitations on uses such as Group Homes. In that regard, these regulations include the following:*

1. Allowance for accessory units as a permitted use in any residential zoning district;
2. Deferral of impact fees provided the project remains affordable, and thus can become a permanent waiver of these fees;
3. Wide range of lot sizes, and in several instances requires no minimum lot size;
4. Density bonuses and transfer of development rights to encourage affordable housing and elderly housing;
5. Allowance for mixed uses in commercial areas;
6. Allowance for group homes in all residential district;

In addition to the above, where many jurisdictions regulate minimum living area in their zoning regulations, the City of Punta Gorda zoning includes no arbitrary minimum living area requirements. There are no obvious impediments to fair housing in these regulations.

Conclusions *- The City of Punta Gorda Code of Ordinances and Zoning Regulations includes incentives for affordable housing and elderly housing through bonus densities and transfer of development rights, and as such has addressed this previously identified impediment.*

SECTION 4
CURRENT FAIR HOUSING PROFILE

The purpose of this section is to provide a summary of the current state of fair housing in Punta Gorda. This includes information on the number of fair housing complaints received, HUD fair housing/sanctions/law suits, and community outreach on the subject of fair housing.

4.1 – CITY FAIR HOUSING PROGRAM

- Punta Gorda has a Fair Housing Ordinance
- The City Commission has officially declared April as Fair Housing month
- The City provides brochures and information regarding Fair Housing in multiple languages
- Anti-Displacement Act
- Affordable Housing Incentives

4.2 - PUNTA GORDA PUBLIC HOUSING

The Punta Gorda Public Housing Authority (PGHA) has a number of programs for low income persons, families and special needs groups. The PGHA was decimated by Hurricane Charlie in 2004 when all units were destroyed except for Oak Tree Village and is still working to recover from the loss of units. The following is a listing of the units and program commitments. The PGHA is the only entity in the County for these types of programs.

- At present PGHA is responsible for approximately 341 Section 8 vouchers in Charlotte County.
- PGHA has 115 units within the City.
- The PGHA manages 30 public housing units at the Oak Tree Village.
- PGHA is responsible for the long term management of 4 affordable units located at Fitzhugh Commons. This property was developed by the Punta Gorda Development Corporation, a Non-Profit Affiliate of the PGHA.
- Gulf Breeze Apartments consists of 171 units and the PGHA provides tenants for the property. There are 85 Tax Credit Units and 85 Public Housing Units currently at the site.
- The PGHA recently opened the application process for their units and had over 800 people sign up. A lottery was held for the future possible 550 spaces. These entries then established a new waiting list for opening.
- The PGHA applied for and was granted funding from the Florida Housing Finance Corporation for a one year program. This allows PGHA to assist eligible people/households for no more than one year with temporary assistance.

- The Shelter Care Program is run in cooperation with two mental health organizations in the county. The organizations assist this special needs population with obtaining housing. The recipient must be under the care of one of the mental health organizations. The case managers help the individuals to obtain housing. This program is received as a lump sum funding and 13 to 18 households have benefited.

4.3 - HUD SANCTIONS

There are no HUD sanctions against Punta Gorda.

4.4 - LAWSUITS

There are no fair housing lawsuits against Punta Gorda.

4.5 - FAIR HOUSING COMPLAINTS

Four sources were examined to determine the number of discrimination cases in the City of Punta Gorda. These sources include;

- The City of Punta Gorda
- Charlotte County
- State of Florida Commission on Human Relations
- Rural Legal Aid of Florida

Discussions with representatives of the City of Punta Gorda, Charlotte County and Legal Aid have revealed that no housing complaints have been received over the past five years. No records exist for any complaints prior to that time.

The Florida Commission on Human Relations does have records of housing complaints. However, this data is for the entire County and they could not provide a breakdown by location. The record of housing complaints indicates that only one case has proceeded to action by the Commission. The primary causes of housing complaints are from the disabled population.

TABLE 4.1
FAIR HOUSING COMPLAINTS IN CHARLOTTE COUNTY

Filing Date	Charge Description	Closure Date	Closure Code	Basis Description
1/7/2010	Housing	3/2/2010	Successful Conciliation	Disability Mental
5/6/2010	Housing	6/6/2010	No Cause	Disability Physical
12/27/2011	Housing	3/1/2012	Withdrawal with Benefits	Disability Physical
1/9/2012	Housing	5/16/2012	Reasonable Cause	Disability Mental
1/6/2012	Housing	7/17/2012	No Cause	Disability Physical
5/6/2013	Housing	10/2/2013	Successful Conciliation	Sex, male
3/18/2013	Housing	1/9/2014	No Cause	Race, Black and National Origin
1/22/2014	Housing	3/25/2014	Withdrawal with Benefits	Disability Physical, Mental

Source: Florida Commission on Human Relations

4.6 - PUBLIC INPUT

A Public Meeting was held at the Cooper Street Recreation Center on September 18, 2014 and approximately 35 people attended. The points that were made regarding impediments to fair housing were the following:

- Housing is denied due to credit reports/history. This is especially true regarding large families
- A family can be denied housing due to the husband having a poor credit history while the wife's credit is fine. The development will not approve the rental/lease on the female's credit history/report alone.
- More units are needed in the affordable housing market.
    - There is a lack of units for those who are working on the lower end of the pay scale.
    - Housing prices are increasing, all the time while wages are not.
    - The units that were lost with the Hurricane have not been replaced.
- There is a gap between the lower and middle income groups. Middle income groups are struggling, but are not eligible for subsidies.
- The rental market is almost non-existent.
- Although the City provides for no minimum housing square footage or lot size, developers are not producing these smaller more affordable units.
- Funding for the affordable units is not available.
- Need to have a centralized registry or informational point regarding rental availability.
- There is a need to educate the public and the housing providers on the fair housing guidelines.
- One of the biggest impediments to housing and all self-sufficiency is the lack of transportation. There is no public transportation.

  - There is a program run by the County that offers a ride for $1, but that program is for the transportation disadvantaged. Low income persons can qualify.
- The only jobs available are low paying service jobs and that does not allow a family to have decent, affordable housing in the City.
- Need to get information to people who are not attending meetings and are renters.
  - Need to establish a plan of how to get to this market (renters) and get them involved or participating in housing issues.
  - Possible contacts and ways to reach this population is through the schools, PTA, the posting of HUD posters and the distribution of informational pamphlets.
  - Partnering with other community or faith based organizations, such as Churches, Fraternal organizations, Community Development Organizations.

4.7 – DISPROPORTIONATE CONDITIONS IN HOUSING

The HUD definition of disparity is where one race or ethnicity has a rate of Cost Burden that is at least 10% higher than the rate for the entire population. Cost Burden figures by race are only available for the entirety of Charlotte County and do not exist for Punta Gorda individually.

As seen in Table 4.2 below, 29.3% of Charlotte County renters are calculated to be Cost Burdened (between 30% and 50% of Household Income for rent). Hispanics are Cost Burdened at a rate 11% higher than the average for the County (40.3%). A disparity for this group then exists. In the Severely Cost Burdened category (over 50% of Household Income) there is no disparity among Race or Ethnic Groups.

TABLE 4.2
COST BURDEN FOR RENTERS BY RACE

Percent Cost Burdened	Total County		White		African American		Hispanic	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 30%	5,455	40.1%	4,789	39.4%	432	45.3%	235	33.6%
30-49.9%	3,983	29.3%	3,522	29.0%	293	30.7%	282	40.3%
50% or more	3,330	24.5%	3,098	25.5%	169	17.7%	135	19.3%
Not computed	846	6.2%	742	6.1%	60	6.3%	48	6.9%
Total	13,614	100.0%	12,151	100.0%	954	100.0%	700	100.0%

Source: 2006-2010 American Community Survey

SECTION 5
HOME MORTGAGE DISCLOSURE ACT

5.1 - INTRODUCTION

The Federal Financial Institutions Examination Council (FFIEC) gathers data on home mortgage activity from the federal agencies that regulate the home mortgage industry. The data contain variables that facilitate analysis of mortgage lending activity, such as race, income, census tract, loan type, and loan purpose.

TABLE 5.1
MORTGAGE DENIALS BY CENSUS TRACT

Census Tract	Applications Received	Applications Denied	Percent Denied
103.01	81	32	39.5%
103.02	32	23	71.9%
104.01	159	36	22.6%
104.02	104	25	24.0%
104.03	96	27	28.1%
104.04	221	51	23.1%
105.01	86	30	34.9%
105.02	225	59	26.2%

Source: FFIEC Mortgage Data, 2012

There is considered to be a systemic problem when one race is denied mortgages at a rate 10% higher than the overall City average. As seen in Table 5.2 below, no race/ethnicity falls within this threshold.

TABLE 5.2
MORTGAGE DENIALS BY RACE

	Applications Received	Applications Denied	Percent Denied
White - Non Hispanic	452	82	18.1%
Black	15	3	20.0%
Hispanic	31	9	29.0%
Minority (including Black and Hispanic)	62	12	19.4%
Total City-Wide	584	111	19.0%

Source: FFIEC Mortgage Data, 2012

SECTION 6
ANALYSIS OF IMPEDIMENTS

6.1 – HOUSING MARKET

Affordability

76.2 percent of existing single family homes are affordable to a family on a median income. That ranks 94th out of 225 metropolitan statistical areas in the country, and 27th out of 64 metropolitan statistical areas in the South Region. (Source: National Association of Home Builders/Wells Fargo Housing Opportunity Index 2nd Quarter, 2014)

The National Association of Realtors® (NAR) affordability index measures whether or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median-priced, existing single-family home as calculated by NAR. The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census. The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the Federal Housing Finance Board. These components are used to determine if the median income family can qualify for a mortgage on a typical home. The Affordability Index is provided for the entire MSA and is 216.7 for 2013, a decline from the 2012 index of 262.8.

To interpret the indices, a value of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. For example, a composite HAI of 120.0 means a family earning the median family income has 120% of the income necessary to qualify for a conventional loan covering 80 percent of a median-priced existing single-family home. An increase in the HAI, then, shows that this family is more able to afford the median priced home.

The calculation assumes a down payment of 20 percent of the home price and it assumes a qualifying ratio of 25 percent. That means the monthly Principal and Interest (P&I) payment cannot exceed 25 percent of the median family monthly income.

TABLE 6.1
MEDIAN SINGLE FAMILY HOME SALES PRICES

	Punta Gorda MSA	Florida	United States
August 2014	$139,900	$181,000	$220,600
July 2014	$151,950	$185,000	$223,900
June 2014	$156,425	$185,000	$224,300
May 2014	$157,000	$180,000	$213,600
April 2014	$149,000	$175,000	$201,100
March 2014	$142,500	$173,000	$198,200
February 2014	$139,000	$165,000	$189,200
January 2014	$135,000	$162,500	$188,900

Foreclosures

Current statistics reveal that the number of properties under foreclosure proceedings in Punta Gorda equals 653, which is 5.6% of all units in the community. This percentage indicates that impacts of the Great Recession are still present.

Sales and Listings

Sales of new units have increased by approximately 10% over 2013. The bulk of these sales 78% are for single family homes. Detailed Housing Sales data is found in Appendix E.

MLS listings in the area are typically a 4 month supply, which indicates that the market is not turning over rapidly. This turnover rate is an improvement over previous years.

6.2 - NEWSPAPERS

Newspapers are one of the direct sources of information and contact regarding the dissemination of Fair Housing regulations to the general public. HUD has produced a Fair Housing disclaimer that is designed to be published in newspapers that publish Real Estate ads in any local community. This disclaimer is usually printed in the Real Estate section or found on-line at the newspaper's website. Most newspapers only publish the disclaimer in the Sunday Real Estate section since it typically has the largest amount of ads.

The Punta Gorda Herald-Tribune and the Charlotte Sun are the primary local newspapers in the area. In addition, the Sarasota Sun also serves the community.

After checking the websites for these entities, it was discovered that the HUD disclaimer is not contained on the site, in either the Real Estate section or in any other area.

6.3 - BOARD OF REALTORS

Many of the individual real estate firms in the Punta Gorda area provide the HUD disclaimer on their websites. They also are very prudent about distribution of the printed material regarding the subject.

The Port Charlotte, Punta Gorda, North Port Association of Realtors also provides access to the HUD Fair Housing materials on their website. All brochures, posters and printed documents are available for download in multiple languages. However, the Board does not offer classes to members regarding Fair Housing nor does it engage in any community outreach. The national Board of Realtors has extensive materials and programs available to its member organizations. These programs can be readily adapted for use in Punta Gorda.

6.4 - APARTMENT ASSOCIATION

The Southwest Florida Apartment Association has classes to educate their membership regarding Fair Housing. These classes are taught by professionals in the field and offer information regarding the rights of tenants and prospective tenants.

6.5 - PUBLIC POLCIES

In Section 3 of this report, a detailed analysis of the public policies, codes and ordinances of the City Punta Gorda was conducted. The result of the analysis is a conclusion that the current policies are not an impediment to Fair Housing.

This analysis also examined the "*City of Punta Gorda, Florida Analysis of Impediments to Fair Housing"* completed in April 2013. This interim report identified issues related to the Land Development Codes that existed at that time. These codes established a minimum dwelling unit size and lot sizes for residential units in the City. These codes have since been modified by the City making the development regulations in the City more compliant with Federal regulations regarding the accessibility of affordable housing for all citizens.

SECTION 7
IDENTIFICATION OF IMPEDIMENTS

In current examination of impediments to fair housing choice, a few issues were found that the City can easily address.

Those issues were:

1. The City has adopted a formalized policy on the receipt of fair housing inquiries or complaints and this policy is published on the City's webpage. The information is complete, however anyone seeking this material would need to know where to search for the policy and contact telephone number.

2. Transportation and access to public transit was found to be an impediment to finding housing.

3. During investigation of the locally published newspapers, with advertising for real estate for sale or rent, no HUD disclaimer could be found

4. Lack of affordable housing units, based on community opinion.

5. The local realtors, while publishing HUD Fair Housing information on their website, do not hold classes for their members regarding Fair Housing and do not have an outreach program in the community to educate the residents.

6. There appears to be a lack of community knowledge of HUD Fair Housing initiatives and policy.

SECTION 8
RECOMMENDATIONS FOR CORRECTION OF THE IMPEDIMENTS

1. Add a link on the City's website main page or in the Questions section to direct anyone seeking to file a housing discrimination complaint to the proper information.

2. In regards to transportation, there appears to be a need for education, outreach and publication regarding the currently available ride/transportation programs. The public does not appear to be fully aware of transportation programs that could assist the transportation disadvantaged-low income population. Additional dissemination of this information should be undertaken.

3. The City should request that the local newspapers insure that the HUD disclaimer regarding Fair Housing is published on their website and/or in print.

4. The City has made strides towards the inventory of affordable housing stock, by changes in their codes and ordinances and encouragement of economic development incentives. The City needs to continue on this path.

5. A partnership with the local Board of Realtors could be explored regarding the community education of the target population. This program should be initiated in the Elementary Schools and possibly expanded to additional grades. Use of existing materials will enable this program to be developed expeditiously.

6. Expand the distribution of Fair Housing materials throughout the community through the following.
    a. The posting of HUD posters at after school care sites, parks and recreation centers, public housing sites, local houses of faith and schools
    b. Having HUD/City of Punta Gorda Fair Housing pamphlets/written handouts available at various publically accessed sites, such as libraries, City Hall, other government building and centers.
    c. Make sure the City website has the information available to the public

APPENDIX A
FAIR HOUSING ORDINANCE

CITY OF PUNTA GORDA

ORDINANCE NO. 1764-13

AN ORDINANCE OF THE CITY OF PUNTA GORDA, FLORIDA, REPEALING ORDINANCE #600-80 AND REWRITING IN ITS ENTIRETY CHAPTER 9B, ARTICLE II, OF THE PUNTA GORDA CODE, DECLARING IT TO BE THE POLICY OF THE CITY OF PUNTA GORDA TO ELIMINATE DISCRIMINATION IN HOUSING ON THE BASIS OF RACE, COLOR, ANCESTRY, NATIONAL ORIGIN, RELIGION, SEX, MARITAL STATUS, FAMILIAL STATUS, HANDICAP OR AGE; PROVIDING DEFINITIONS; DESIGNATING AS UNLAWFUL CERTAIN DISCRIMINATORY PRACTICES IN THE SALE OR RENTAL OF HOUSING, AS WELL AS IN ADVERTISING IN CONNECTION THEREWITH, IN THE FINANCING OF HOUSING, AND IN BROKERAGE SERVICES RELATED TO EXCEPTIONS; PROVIDING FOR AN ADMINISTRATOR TO BE DESIGNATED BY THE CITY MANAGER AND PRESCRIBING THE GENERAL POWERS AND DUTIES OF SUCH ADMINISTRATOR, PRESCRIBING ACTION UPON A DETERMINATION OF PROBABLE CAUSE, AND AUTHORIZING THE PROMULGATION OF FORMS AND REGULATIONS; MAKING PROVISIONS FOR THE FILING OF COMPLAINTS AND RESPONSES THERETO, AND THE PROCESSING THEREOF BY THE ADMINISTRATOR; PROVIDING FOR ADDITIONAL REMEDIES; PROVIDING FOR PROHIBITING UNTRUTHFUL COMPLAINTS OR FALSE TESTIMONY; PROVIDING FOR PENALTIES FOR VIOLATION OF SUCH CODE; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by the adoption of Ordinance #600-80 on August 6, 1980, the City of Punta Gorda, Florida declared it to be the policy of the City of Punta Gorda in the exercise of its police power for the public safety, public health and general welfare to assure equal opportunity to obtain adequate housing by all persons and to eliminate discrimination in housing within its jursidcition; and

WHEREAS, Ordinance #600-80 is codified as Chapter 9B, Article II, consisting of Sections 11 through 18, of the Punta Gorda Code; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires jurisdictions receiving entitlement of Community Development Block Grant (CDBG) Program funds to complete an analysis every 5 years to identify impediments that prevent the national fair housing laws from being observed, the reasons for said impediments, and resources available to resolve any issues; and

WHEREAS, as a part of its analysis, the City of Punta Gorda is also required to review its Fair Housing policy to ensure compliance with the current Fair Housing Act and HUD regulations;

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, FLORIDA THAT:

I. Ordinance #600-80 adopted on August 6, 1980 is hereby repealed.

II. Chapter 9B, Article II, is hereby rewritten in its entirety to read as follows:

Section 9B-11. DECLARATION OF POLICY.

It is the policy of the City of Punta Gorda, Florida, in keeping with the laws of the United States of America and the spirit of the Constitution of the State of Florida, to promote through fair, orderly and lawful procedure the opportunity for each person so desiring to obtain housing of such person's choice in this jurisdiction without regard to race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age, and, to that end, to prohibit discrimination in housing by any person.

Section 9B-12 DEFINITIONS.

The terms as used herein shall be defined as follows:

(a) *Administrator*: That person appointed by the City Manager pursuant to Section 15 hereof.

(b) *Age*: Unless the context clearly indicates otherwise, the work age as used herein shall refer exclusively to persons who are 18 years of age or older.

(c) *Discriminatory Housing Practice*: An act that is unlawful under Section 13 hereof.

(d) *Family*: One or more persons living together as a single housekeeping unit in a dwelling.

(e) *Housing or Housing Accommodation*: Any building, structure, or portion thereof, mobile home or trailer, or other facility which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof, mobile home or trailer or other facility.

(f) *Lending Institution*: Any bank, insurance company, savings and loan association or any other person or organization regularly engaged in the business of lending money, guaranteeing loans, or sources of credit information, including, but not limited to credit bureaus.

(g) Owner: Any person, including, but not limited to a lessee, sublease, assignee, manager, or agent, and also including the City of Punta Gorda, Florida and the City of Punta Gorda Housing Authority and its departments or other subunits, having the right of ownership or possession or the authority to sell or lease any housing accommodation.

(h) *Person*: One or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mortgage companies, joint stock companies, trusts, unincorporated organizations, or public corporations, including, but not limited to the the City of Punta Gorda, Florida and the City of Punta Gorda Housing Authority or any department or subunit thereof.

(i) *Real Estate Agent*: Any real estate broker, any real estate salesperson, or any other person, employee, agent, or otherwise, engaged in the management or operation of any real property,

(j) *Real Estate Broker or Salesperson*: A person, whether licensed or not, who, for or with the expectation of receiving a consideration, lists, sells, purchases, exchanges, rents, or leases real property, or who negotiates or attempts to negotiate any of these activities, or who holds himself or herself out as engaged in these activities, or who negotiates or attempts to negotiate a loan secured or to be secured by mortgage or other encumbrance upon real property, or who is engaged in the business of listing real property in a publication; or a person employed by or acting on behalf of any of these.

(k) *Real Estate Transaction*: Includes the sale, purchase, exchange, rental or leases of real property, and any contract pertaining thereto.

(l) *Rent*: Includes leases, sublease, assignment and/or rental, including any contract to do any of the foregoing, or otherwise granting for a consideration the right to occupy premises that are not owned by the occupant.

(m) *Respondent*: Any person against whom a complaint is filed pursuant to this ordinance.

(n) *Sale*: Includes any contract to sell, exchange, or to convey, transfer or assign legal or equitable title to, or a beneficial interest in, real property.

Section 9B-13. UNLAWFUL HOUSING PRACTICES.

(a) Unlawful housing practices: Sale or rental and advertising in connection therewith. Except as provided in Section 14 hereof, it shall be unlawful and a discriminatory housing practice for an owner, or any other person engaging in a real estate transaction, or for a real estate broker, as defined in this ordinance, because of race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age:

(1) To refuse to engage in a real estate transaction with a person or to otherwise make unavailable or deny housing to any person.

(2) To discriminate against a person in the terms, conditions or privileges of a real estate transaction or in the furnishing of facilities or services in connection therewith.

(3) To refuse to receive or to fail to transmit a bona fide offer to engage in a real estate transaction from a person.

(4) To refuse to negotiate for a real estate transaction with a person.

(5) To represent to a person that housing is not available for inspection, sale, rental or lease when, in fact, it is so available, or to fail to bring a property listing to such person's attention, or to refuse to permit him or her to inspect the housing.

(6) To steer any person away from or to any housing.

(7) To make, print, publish, circulate, post or mail, or cause to be made, printed, published or circulated, any notice, statement, advertisement or sign, or to use a form of application or photograph for a real estate transaction or, except in connection with a written affirmative action plan, to make a record or oral or written inquiry in connection with a prospective real estate transaction, which indicates directly or indirectly an intent to make a limitation, specification, or discrimination with respect thereto.

(8) To offer, solicit, accept, use or retain a listing of housing with the understanding that a person may be discriminated against in a real estate transaction or in the furnishing of facilities or services in connection therewith.

(9) To induce or attempt to induce any person to transfer an interest in any housing by representations regarding the existing or potential proximity of housing owned, used or occupied by any person protected by the terms of this ordinance.

(10) To make any misrepresentations concerning the listing for sale or rental, or the anticipated listing for sale or rental, or the sale or rental of any housing in any area in the City of Punta Gorda, Florida, for the purpose of inducing or attempting to induce any such listing or any of the above transactions.

(11) To retaliate or discriminate in any manner against any person because of his or her opposing a practice declared unlawful by this ordinance, or because he or she has filed a complaint, testified, assisted or participated in any manner in any investigation, proceeding or conference under this ordinance.

(12) To aid, abet, incite, compel or coerce any person to engage in any of the practices prohibited by the provisions of this ordinance, or to obstruct or prevent any person from complying with the provisions of this ordinance, or any conciliation agreement entered into there under.

(13) By canvassing to compel any unlawful practices prohibited by the provisions of this ordinance.

(14) Otherwise to deny to, or withhold, any housing accommodations from a person.

(15) To promote, induce, influence or attempt to promote, induce or influence by the use of postal cards, letters, circulars, telephone, visitation or any other means, directly or indirectly, a property owner, occupant, or tenant to list for sale, sell, remove from, lease, assign, transfer, or otherwise dispose of any housing by referring as a part of a process or pattern of indicating neighborhood unrest, community tension, or fear of racial, color, religious, nationality or ethnic change in any street, block, neighborhood or any other area, to the race, color, religion, neighbors, tenants or other prospective buyers of any housing.

(16) To place a sign or display any other devise either purporting to offer for sale, lease, assignment, transfer or other disposition or tending to lead to the belief that a bona fide offer is being made to sell, lease, assign, transfer or otherwise dispose of any housing that is not in fact available or offered for sale, lease, assignment, transfer or other disposition.

(b) Unlawful housing practices: Financing. It shall be unlawful and a discriminatory housing practice for any lending institution, to deny a loan or other financial assistance to a person applying therefore for the purpose of purchasing, constructing, improving, repairing or maintaining housing, or to discriminate against such person in the fixing of the amount, interest rate, duration, or other terms or conditions of such loan or other financial assistance, because of the race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age of such person or of any person associated with such person in connection with such loan or other assistance, or of the present or prospective owners, lessees, tenants or occupants of the housing in relation to which such loan or other financial assistance is to be made or given; provided that nothing contained in this subsection shall impair the scope or effectiveness of the exceptions contained in Section 14 of this ordinance.

(c) Unlawful housing practices: Brokerage Services. It shall be unlawful and a discriminatory housing practice to deny any person access to or membership or participation in any multiple listing service, real estate brokers organization or other service, organization, or facility related to the business of selling, or renting housing, or to discriminate against such person in the terms or conditions of such access, membership or participation because of race, color, ancestry, national origin, religion, sex, marital status, familial status or age.

Section 9B-14. EXEMPTIONS AND EXCEPTIONS.

(a) Nothing contained in this Section 14 shall prohibit a religious organization, association, or society, or any nonprofit charitable or educational institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association, or society, from limiting or from advertising the sale, rental or occupancy of housing which it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons. Nor shall anything in this ordinance prohibit a private club not in fact open to the public, which as an incident to its primary purpose or purposes, provides lodgings which it owns or operates for other than a commercial purpose, from limiting the rental or occupancy of such lodgings to its members or from giving preference to its members.

(b) Nothing in Section 13 hereof, other than subsection (7) of subsection (a) thereof, shall apply to:

(1) Any single-family house sold or rented by an owner: provided, that such private individual owner does not own more than three such single family houses at any one time; provided, further, that in the case of the sale of any such single family house by a private individual owner not residing in such house at the time of such sale or who was not the most recent resident of such house prior to such sale, the exemption granted by this subsection shall apply only with respect to one such sale within any twenty-four month period; provided, further, that it does not own any interest in, nor is there owned or reserved on such owner's behalf, under any express or voluntary agreement, title to or any rights to all or a portion of the proceeds from the sale or rental of, more than three such single-family houses at any one time; provided, further, that the owner sells or rents such housing (1) without the use in any manner of the sales or rental facilities or the sales or rental services of any real estate broker, agent, or salesperson, or of such facilities or services of any person in the business of selling or renting housing, or of any employee or agency of any such broker, agent, salesperson, or person and (2) without the publication, posting, or mailing, after notice, of any advertisement or written notice in violation of subsection (7) of subsection (a) of Section 13 hereof, but nothing in this provision shall

prohibit the use of attorneys, escrow agents, abstracters, title companies, and other such professional assistance as necessary to perfect or transfer the title; or

(2) Rooms or units in housing containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as such owner's residence, provided that the owner sells or rents such rooms or units (1) without the use in any manner of the sales or rental services of any real estate broker, agent or salesperson, or of such facilities or services of any person in the business of selling or renting housing, or of any employee or agency of any such broker, agent salesperson, or person and (2) without the publication, posting or mailing, after notice in violation of subsection (7) of subsection (a) of Section 13 hereof, but nothing in this provision shall prohibit the use of attorneys, escrow agents, abstracters, title companies, and other such professional assistance as necessary to perfect or transfer the title.

(c) For the purpose of this subsection a person shall be deemed to be in the business of selling or renting housing if:

a. He or she has, within the preceding twelve months, participated as principal, other than in the sale of his or her own personal residence, in providing sales or rental facilities or sales or rental services in three or more transactions involving the sale or rental of any housing or any interest therein; or

b. He or she has, within the preceding twelve months, participated as agent, other than in the sale of his or her own personal residence, in providing sales or rental facilities or sales or rental services in two or more transactions involving the sale or rental of any housing or any interest therein; or

c. He or she is the owner of any housing designed or intended for occupancy by, or occupied by, five or more families.

(2) Nothing in Section 13 hereof shall be construed to:

a. Bar any person from restricting sales, rentals, leases or occupancy, or from giving preference, to persons of a given age for bona fide housing intended solely for the elderly or bona fide housing intended solely for minors.

b. Make it an unlawful act to require that a person have legal capacity to enter into a contract or lease.

c. Bar any person from advertising or from refusing to sell or rent any housing which is planned exclusively for, and occupied exclusively by, individuals of one sex, to any individual of the opposite sex.

d. Bar any person from selling, renting or advertising any housing which is planned exclusively for, and occupied exclusively by, unmarried individuals to unmarried individuals only.

e. Bar any person from advertising or from refusing to sell or rent any housing which is planned exclusively for married couples without children or from segregating families with children to special units of housing.

f. Bar any person from refusing a loan or other financial assistance to any person whose life expectancy, according to generally accepted mortality tables, is less than the term for which the loan is requested.

Section 9B-15. ADMINISTRATOR AUTHORITY AND RESPONSIBILITIES.

(a) City Manager to Appoint. The authority and responsibility for administering this ordinance shall be vested in the City Manager who shall appoint an administrator.

(b) General Powers and Duties. The administrator shall:

a. Receive written complaints as hereinafter provided in Section 16 relative to alleged unlawful acts under this ordinance when a complaint seeks the administrator's good offices to conciliate.

b. Upon receiving written complaint, make such investigations as the administrator deems appropriate to ascertain facts and issues.

c. Utilize methods of persuasion, conciliation, and meditation or information adjustment of grievances.

d. Establish, administer or review programs at the request of the City Manager and make reports on such programs to the City Manager.

e. Bring to the attention of the City Manager items that may require further notice or action to resolve.

f. Render to the City Manager annual written reports of his or her activities under the provisions of this ordinance along with such comments and recommendations as he or she may choose to make.

g. Cooperate with and render technical assistance to federal, state, local and other public and private agencies, organizations and institutions which are formulating or carrying on programs to prevent or eliminate the unlawful discriminatory practices covered by the provisions of this ordinance.

(c) Determination of Probable Cause. If after fully processing the complaint in the manner hereafter provided, the administrator determines that there is probable cause to believe that there has been a violation of the provisions of this ordinance, the administrator shall refer the matter, along with the facts he or she has gathered in the investigations, to the proper county, state or federal authorities for appropriate legal action.

(d) Promulgation of Forms and Regulations. The administrator shall promulgate, publish and distribute the necessary forms, rules and regulations to implement the provisions of this ordinance.

Section 9B-16. COMPLAINTS.

(a) A person who claims that another person has committed a discriminatory housing practice against him or her may report that offense to the administrator by filing an informal complaint within forty-five (45) days after the date of the alleged discriminatory housing practice and not later.

(b) The administrator shall treat a complaint referred by the Secretary of Housing and Urban Development or the Attorney General of the United States under the Fair Housing Act of 1968, Public Law 90-284, as an informal complaint filed under subsection (1).

(c) An informal complaint must be in writing, verified or affirmed, on a form to be supplied by the administrator and shall contain the following:

(1) Identity and address of the respondent.

(2) Date of offense and date of filing the informal complaint.

(3) General statement of facts of the offense including the basis of the discrimination (race, color, ancestry, national origin, religion, sex, marital status, familial status, handicap or age).

(4) Name and signature of the complainant.

(d) Each complaint shall be held in confidence by the administrator unless and until the complainant and the respondent(s) consent in writing that it shall be made public.

(e) Within fifteen (15) days after the filing of the informal complaint, the administrator shall transmit a copy of the same to each respondent named therein by certified mail, return receipt requested. Thereupon, the respondent(s) may file a written, verified informal answer to the informal complaint within twenty (20) days of the date of the receipt of the informal complaint.

(f) An informal complaint or answer may be amended at any time, and the administrator shall furnish a copy of each amended informal complaint or answer to the respondent(s) complaint, respectively, as promptly as practicable.

(g) The administrator shall assist complainants or respondents when necessary in the preparation and filing of informal complaints or answers or any amendments thereto.

(h) The administrator shall advise complainants of their rights and options provided in Section 760.34, Florida Statutes.

Section 9B-17. PROCESSING COMPLAINTS.

(a) Within thirty (30) days after the filing of an informal complaint, the administrator shall make such investigation as is deemed appropriate to ascertain facts and issues. If the administrator shall deem that there are reasonable grounds to believe that a violation has occurred and can be resolved by conciliation, the administrator shall attempt to conciliate the matter by methods of initial conference and persuasion with all interested parties such representatives as the parties

may choose to assist them. Conciliation conferences shall be informal and nothing said or done in the course of the informal conference with the individuals to resolve the dispute may be public or used as evidence in a subsequent proceeding by either party without the written consent of both the complainant and the respondent(s). The administrator or employee of the administrator who shall make public any information in violation of this provision shall be deemed guilty of a violation of a city ordinance and shall be subject to penalty as set forth in Section 21 of this ordinance.

(b) If the parties desire to conciliate, the terms of the conciliation shall be reduced to writing in the form approved by the administrator and must be signed and verified by the complainant and respondent(s) and approved by the administrator. The conciliation agreement shall be for conciliation purposes only and shall not constitute an admission by any party that the law has been violated.

(c) If the administrator deems that there is not probable cause to believe that the alleged discriminatory housing practice has been committed, the administrator shall take no further action with respect to the alleged offense.

(d) If the administrator, with respect to any matter involves a contravention of this ordinance by failure to conciliate a complaint after the parties, in good faith, have attempted such conciliation; or determining that the violation alleged in the complaint cannot be resolved by conciliation, the administrator shall notify both the complainant and the respondent(s) within thirty (30) days of the failure or the determination, and then shall proceed as provided in Subsection (c) of Section 15 herein above.

Section 9B-18. ADDITIONAL REMEDIES.

The procedure prescribed by this ordinance does not constitute an administrative prerequisite to another action or remedy available under other law. Further, nothing in this ordinance shall be deemed to modify, impair or otherwise affect any right or remedy conferred by the Constitution or laws of the United States or the State of Florida, and the provisions of this ordinance shall be in addition to those provided by such other laws.

Section 9B-19. EDUCATION AND PUBLIC INFORMATION.

The administrator may conduct educational and public informational activities that are designed to promote the policy of this ordinance.

Section 9B-20. UNTRUTHFUL COMPLAINTS OR TESTIMONY.

It shall be a violation of this ordinance for any person knowingly and willfully to make false or untrue statements, accusations or allegations in a complaint filed hereunder or to give false testimony concerning violations of this ordinance.

Section 9B-21. PENALTY.

Any person who violates any provisions of this ordinance shall be subject, upon conviction, to a fine up to but not exceeding the sum of Five Hundred and no/100 Dollars ($500.00), or imprisonment for a term not exceeding six (6) months, or by both such fine and imprisonment.

III. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held illegal, invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof. The City of Punta Gorda, Florida, hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared illegal, invalid or unconstitutional, and all ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

IV. Any ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

V. This ordinance shall take effect immediately upon its adoption.

ADOPTED in regular session of the City Council of the City of Punta Gorda, Florida this 14th day of August, 2013.

WILLIAM ALBERS, Mayor

ATTEST:

KAREN SMITH, City Clerk

APPROVED AS TO FORM:

DAVID M. LEVIN, City Attorney

APPENDIX B
ANTI-DISPLACEMENT POLICY

City of Punta Gorda, Florida
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The City of Punta Gorda will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to a use other than as low/moderate income housing as a direct result of activities assisted with CDBG funds, as required by Section 104(d) of the Housing and Community Development Act of 1974, as amended (the Act), and implementing regulations at 24 CFR 570.496a.

All replacement housing will be provided within three (3) years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City of Punta Gorda will make public and submit to the Department of Housing and Urban Development (HUD) the following information in writing:

1. Description of the proposed assisted activity;

2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate dwelling units as a direct result of the assisted activity;

3. A time schedule for the commencement and completion of the demolition or conversion;

4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;

5. The source of funding and a time schedule for the provision of replacement dwelling units; and,

6. The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least ten (10) years from the date of the initial occupancy.

The City of Punta Gorda will provide relocation assistance, as described in 570.496a(b)(2), to each low/moderate income household displaced by the demolition of housing or by the conversion of a low/moderate income dwelling to another use as direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the City of Punta Gorda will take steps indicated below to minimize the displacement of persons from their homes.*

***The following are examples of steps to minimize displacement. The first two are required. The others are optional. Only check those which are appropriate for the project and local circumstances. Add other steps as necessary or appropriate.**

___ Consider all practical alternatives to any proposed project that may result in residential displacement. Alternatives to be considered include other sites for the proposed facilities/project. Also to be considered are the costs and benefits, both financial and non-financial, of each alternative.

___ Provide counseling and referral services to assist the displaced and find alternative housing in the community.

___ Work with area landlords and real estate brokers to locate vacancies for households facing displacement.

___ Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty buildings or groups of empty units first so they can be rehabilitated first and tenants moved before rehab on occupied units or buildings is begun.

___ Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.

___ Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or on tenants of multi-family buildings.

___ Develop displacement watch systems in cooperation with neighborhood organizations to continuously review neighborhood development trends, identify displacement problems, and identify individuals facing displacement who need assistance.

APPENDIX C
AFFORDABLE HOUSING INCENTIVES

Chapter 11A PUNTA GORDA AFFORDABLE HOUSING IMPACT FEE INCENTIVES

Sec. 11A-1. Short Title.

This Chapter shall be known and cited as the "Punta Gorda Affordable Housing Impact Fee Incentives."

Sec. 11A-2. Findings.

The City Council of Punta Gorda, Florida (hereinafter "Council") hereby finds and declares that:

(a) Punta Gorda, Florida, (hereinafter "City") has adopted updated impact fees established in Chapter 11, Punta Gorda Development Impact Fee Ordinance, to require new development to pay a proportionate share of the average public facility costs related to the provision of capital facilities needed to accommodate the demand for such facilities generated by new development.

(b) The Comprehensive Plan for Punta Gorda, as adopted and amended by the Council and census and population studies predict that growth will continue and will create significant demands for public facilities needed to accommodate new development.

(c) The Comprehensive Plan for Punta Gorda, as adopted and amended by the Council, identifies the need for additional units of affordable housing within the City, including both owner-occupied and rental units.

(d) In balancing the need for new development to contribute to funding public facilities needed to accommodate new development and the need for additional affordable housing in the City, the City Council has determined that it is in the public interest to encourage the provision of affordable housing by providing the affordable housing incentives established herein.

(e) The City is providing for the deferral of the payment of City imposed impact fees for qualifying owner-occupied affordable housing. This program provides only for the deferred payment of the impact fees due, not for the reduction or waiver of City imposed impact fees.

(f) The City is providing for payment of impact fees due on Rental Affordable Housing Units on an installment basis over a specified number of years. This program provides only for installment payment of the impact fees due, not for the reduction or waiver of City-imposed impact fees.

(g) The City is providing for the creation of an Impact Fee Transfer when the existing demand for capital facility capacity generated by development on one site is permanently reduced. Such Impact Fee Transfer units may be applied against the City imposed impact fees due on new affordable housing units developed on other property in the City.

(Ord. 1558-08, <sec> 2, 9-3-08; Ord. No. 1678-11, <sec> 4, 4-20-11)

Sec. 11A-3. Intent.

This Chapter is intended to encourage the provision of new units of owner-occupied affordable housing within the City of Punta Gorda by providing for deferral of payment of City imposed fees on qualifying units of Affordable Housing and for Impact Fee Transfers that may be used in payment of City imposed impact fees for new units of Affordable Housing where the demand for capital facilities generated by previously existing development has been permanently reduced on another site. These programs are intended to further the affordable housing goals and objectives in the Housing Element of the City's Comprehensive Plan.

Sec. 11A-4. Authority.

In the creation of the Impact Fee Deferral Program, the Impact Fee Transfer Program and the Rental Impact Fee Installment Payment Program, the Council is exercising its Charter home rule powers and its local authority, including police powers, pursuant to Article VII, Sections 1(f), 1(g) and 2(b) of the Florida Constitution; the Municipal Home Rule Powers Act, ch. 166, F.S., as amended; and Section 163.3161 et seq., F.S., as amended. The provisions of this Chapter shall not be construed to limit the scope of the City's power necessary to accomplish these purposes.

(Ord. No. 1558-08, <sec> 3, 9-3-08)

Sec. 11A-5. Definitions.

As applied in this Chapter, the following words and terms shall have the following meaning, unless another meaning is clearly intended:

Affordable Housing shall mean newly constructed, owner-occupied dwelling units that are intended to be and are owned and occupied by families meeting federal guidelines for moderate income families, low income families or very low income families. The provisions of Sections 11A-7 and 11A-8 of this Chapter 11A shall apply only to Affordable Housing dwelling units fulfilling these criteria and on which City imposed Impact Fees are due.

City Imposed Impact Fees shall mean the impact fees imposed by the City of Punta Gorda pursuant to Chapter 11 of the City Code. Water and Sewer impact fees, connection fees or capacity fees imposed by the City are excluded from the Affordable Housing Incentives Programs.

Impact Fee Transfer Receiving Site or Receiving Site shall mean the property on which Affordable Housing is being provided and on which an Impact Fee Transfer created by the permanent reduction of demand for capital facilities on a Sending Site is applied pursuant to this Chapter.

Impact Fee Transfer Sending Site or Sending Site shall mean the property on which demand for capital facilities is permanently reduced as a result of demolition, redevelopment or other activity which permanently reduces or eliminated the demand for capital facilities which was previously generated by development on the site. The Impact Fee Transfers created by this reduction in capital facility demand may be

permanently transferred and applied against the City imposed impact fees due on new Affordable Housing provided on an Impact Fee Receiving Site. Impact Fee Transfers may not be created from demolition or redevelopment of non-conforming uses on an Impact Fee Sending Site.

Impact Fee Transfer(s) shall mean the Impact Fee Transfer credit created by a permanent reduction in demand for capital facilities, by type of development and associated facility demand, on an Impact Fee Sending Site. Impact Fee Transfers by facility type may be applied against the City imposed impact fees by facility type due on new Affordable Housing units provided on an Impact Fee Transfer Receiving Site. Impact Fee Transfers shall be calculated based on the reduction in facility capacity demand by facility type as determined by the currently applicable City impact fee schedule.

Low Income Families shall mean families whose incomes are more than 50 percent but do not exceed 80 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.

Moderate Income Families means families whose incomes are more than 80 percent but do not exceed 120 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.

Rental Affordable Housing shall mean newly constructed single-family or multi-family family residential dwelling units on which City-imposed Impact Fees are due that are leased to and occupied by a low income family or very low income family that fulfills and maintains the relevant criteria established in this Chapter 11A at the commencement of the leasehold and during the duration of the leasehold.

Very Low Income Families shall mean families whose incomes do not exceed 50 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.

(Ord. No. 1558-08, <sec> 4, 9-3-08)

Sec. 11A-6. Applicability.

The provisions of this Chapter 11A shall be applicable to the development of Affordable Housing on which City imposed impact fees are collected after the effective date of this Chapter. Where a building permit was issued after February 1, 2007 and prior to the effective date of this Chapter, an executed Deferral Agreement or Impact Fee Transfer Agreement(s), whichever are applicable, shall be accepted by the City as the basis for determination of the amount of City imposed impact fees due.

Sec. 11A-7. Affordable Housing Impact Fee Deferral Program.

(a) Pursuant to the requirements established in this Section and Chapter 11A, the City shall defer the payment of impact fees due for any new owner-occupied dwelling unit which qualifies as Affordable Housing under this Chapter and which fulfills all other requirements of this Section.

(b) Any person seeking an Affordable Housing Impact Fee Deferral for proposed residential development shall file with the City Manager an application for deferral prior to receiving a building permit for the proposed development, except as provided in Section 11A-6. The City shall provide application forms to be used by applicants. The application shall, at a minimum, include the following:

(1) Name and address of the applicant;

(2) An up-to-date, complete legal description of the site on which the proposed development is to be located, including the parcel identification number and the street address, if available; and

(3) The maximum income level of the applicant owner, or if the applicant owner is the developer or builder, the income level of the household to which the dwelling unit is to be sold.

(c) If the proposed development meets the requirements for the Affordable Housing Impact Fee Deferral as set forth in this Section, the City Manager shall enter into an Impact Fee Deferral Agreement and is hereby authorized by the Council to execute such Deferral Agreement along with any associated tri-party agreement further defining the repayment obligations of the owner, applicant, builder and/or developer, as applicable. The recorded Impact Fee Deferral Agreement shall be accepted by the City in lieu of payment of the impact fees due pursuant to Chapter 11 of the City Code.

(d) To qualify for Affordable Housing Impact Fee Deferral, the owner-occupied dwelling unit and owner(s) must fulfill all of the following criteria:

(1) The dwelling unit must be the homestead of the owner(s) under Section 4, Article X of the State Constitution. The qualifying owner(s) must be the first occupants and the first owner(s), other than the developer, of the newly constructed dwelling unit.

(2) The owner(s) or anticipated owner(s) of the dwelling unit must qualify as a very low income family, a low income family or a moderate income family as defined in Section 11A-5 at the time of execution of a Deferral Agreement by the owner(s).

(3) The monthly mortgage payment, including taxes and insurance, must not exceed 30 percent of that amount which represents the percentage of median annual gross income for the applicable household category defined in Section 11A-5. If the first institutional mortgage lender is satisfied that the owner(s)/household can afford the mortgage payments in excess of the 30 percent benchmark, the dwelling unit shall be deemed affordable even if the monthly mortgage payment, including taxes and insurance exceeds the 30 percent benchmark.

(4) If the application is submitted by a developer prior to construction of the dwelling unit and prior to purchase by a qualified purchaser, the

following additional requirements must be fulfilled:

a. A written affirmation from the developer/builder to the City must guarantee to the City that the identified Affordable Housing unit(s) will be constructed and will be sold in compliance with the requirements of this Chapter. The affirmation must be in effect no later than the time of application for deferral and continue in effect for at least one year after issuance of a certificate of occupancy, and

b. The qualifying purchasers must take ownership of the dwelling unit no later than one year after issuance of a certificate of occupancy and must be the initial occupants and owners, other than the developer, of the dwelling unit. If qualifying purchasers fail to take ownership of the dwelling unit no later than one year after issuance of a certificate of occupancy, the full amount of impact fees that were deferred on the unit shall immediately become due and payable with interest.

(5) Without Council approval, no more than 10 outstanding Deferral Agreements are permitted with an individual developer or for any developments that are under common ownership. For purposes of this Subsection, common ownership shall include ownership by the same person, corporation, firm, entity, partnership or unincorporated association, or ownership by different corporations, firms, partnerships, entities or unincorporated associations in which a stockbroker, partner or associate or a member of his family owns an interest in such corporation, firm, partnership, entity or unincorporated association.

(e) Impact Fee Deferral Agreements.

(1) The owner of a dwelling unit on which impact fees are deferred under this Chapter shall execute an Impact Fee Deferral Agreement with the City. A separate Impact Fee Deferral Agreement shall be executed for each dwelling unit. Applicants are required to enter into a Deferral Agreement to qualify for impact fee deferral. The Deferral Agreement shall be recorded in the real property records of the County at no cost to the City and shall run with the land. The Deferral Agreement shall include such provisions as are necessary to effectuate the purposes of this Chapter and Section and shall provide for, at a minimum, the following:

a. Legal description of the property and the dwelling unit, including the parcel tax identification number and street address.

b. The amount of the City imposed impact fees deferred and the obligation that the total amount of deferred impact fees shall be paid in full upon the sale of the unit, upon any breach of the Deferral Agreement by the owner or upon the failure of the owner to continue to qualify under the

provisions of this Section.

c. The rights and obligations under a Deferral Agreement, including the deferred impact fees, may not be assigned, transferred, credited, devised or otherwise conveyed separate and apart from the subject Affordable Housing dwelling unit and property.

d. Deferred impact fees shall be a lien on the property which lien shall be recorded. The lien may be foreclosed upon in the event of noncompliance with the requirements of this Section and Chapter or in the event of a breach of the Deferral Agreement by owner. The lien shall terminate upon the recording of a release or satisfaction of lien in the public records of the County. Such release or satisfaction shall be recorded by the City upon payment in full of the deferred impact fees.

e. In the event of a default of the Agreement by the owner and the default is not cured within 30 days after written notice is provided to the owner, the City may, at its sole option, collect the deferred impact fees in default as provided in this Section or bring a civil action to enforce the agreement or declare that the deferred impact fees are in default and are immediately due and payable. The City shall be entitled to recover all costs and fees, including attorney's fees and costs, incurred by the City in enforcing the Deferral Agreement, plus interest at the maximum statutory rate for judgments calculated on a calendar day basis until paid in full.

(f) Owner Reporting Obligations.

(1) The impact fees deferred on a dwelling unit shall be a lien on the property until all requirements under this Chapter and the terms of all Deferral Agreements related to that dwelling have been satisfied in full.

(2) The owner of a dwelling unit on which impact fees have been deferred shall annually submit an affidavit of continued compliance with the requirements of this Chapter and the terms of the applicable Deferral Agreement. The affidavit must be filed no later than 30 days after the anniversary of the date of issuance of the certificate of occupancy on the dwelling unit. A late fee of $50.00 shall be paid to the City by the owner if the affidavit is not timely filed. If the owner fails to file the affidavit within four months after the anniversary date of issuance of the certificate of occupancy on the dwelling unit, the impact fees deferred shall become immediately due and payable in full and the City may immediately proceed to collect the impact fees due.

(g) Repayment.

(1) All impact fees deferred at the time of building permit issuance for an owner-occupied dwelling unit shall become due and payable and shall be immediately paid in full to the City upon the occurrence of any of the following events:

a. Sale of the dwelling unit; or
b. Refinancing of the purchase mortgage or loans secured by senior real property security instruments; or
c. Loss of the homestead exemption under Section 4, Article X of the State Constitution; or
d. The first occurrence of any sale or transfer of any part of or interest in the affected real property; or
e. The failure of the owner to maintain compliance with the requirements of this Chapter and the terms of the applicable Deferral Agreement. However, the noncompliance of the owner with the terms of this Chapter and/or the applicable Deferral Agreement due solely to an increase in the household income over the standards established in this Chapter shall not trigger repayment obligations under this Chapter; or
f. The failure of an anticipated purchaser to complete the purchase of a dwelling unit for which a developer affirmation has been accepted by the City.

(2) Repayment of deferred impact fees shall include any accrued interest. Interest on owner-occupied deferrals shall be computed at the rate of five percent per annum, but in no event shall the total accrued interest exceed 25 percent of the total impact fees deferred on the dwelling unit. Interest on developer deferrals qualified under Section 11A-7(d)(4) shall be computed at the rate of five percent per annum if the developer fails to transfer the dwelling unit to a qualified purchaser within one year of the date of issuance of the certificate of occupancy on the dwelling unit.

(Ord. No. 1558-08, <sec> 5, 9-3-08)

Sec. 11A-8. Affordable Housing Impact Fee Transfer Program.

(a) Pursuant to the requirements of this Section and Chapter 11A, the City shall allow approved Impact Fee Transfers to be used as payment against City imposed impact fees due on new, owner-occupied dwelling units which qualify as Affordable Housing under this Chapter and which fulfill all other requirements of this section.

(b) Impact Fee Transfers may be created by permanent reduction of demand for capital facility capacity through the demolition or redevelopment of existing development, excluding non-conforming uses, on one site (hereinafter "Impact Fee Transfer Sending Site" or "Sending Site"). Such Impact Fee

Transfers may be used as payment for City imposed impact fees due on Affordable Housing dwelling units on another site in the City (hereinafter "Impact Fee Transfer Receiving Site" or "Receiving Site").

(c) Reduction in demand for facility capacity on the Sending Site shall be determined by calculating the capital facility demand generated by previously existing development on the Sending Site, using the type and number of dwelling units or amount and type of development and associated facility demand based on the currently applicable City impact fee schedules, less the facility demand generated by the development proposed for or constructed on the Sending Site, based on the currently applicable City impact fee schedules. The reduction in demand for facility capacity on the Sending Site shall be calculated separately for each type of facility or impact fee imposed by the City. The Applicant for participation in the Impact Fee Transfer Program shall bear the burden of providing adequate documentation needed for the City to determine any reduction in the demand for facility capacity of a Sending Site and any other information needed by the City in relation to this Program.

(d) Notice of Impact Fee Transfer approved for a Sending Site shall be recorded in the real property records of the County by recording the executed Impact Fee Transfer Agreement(s) applicable to the Site. Any Impact Fee Transfer so recorded shall not be available for use on the Sending Site and may be used only for payment of impact fees due on Affordable Housing on a Receiving Site approved under this program. Any subsequent increase in demand for facility capacity on the Sending Site will require payment of applicable City imposed impact fees.

(e) The Impact Fee Transfers from multiple Sending Sites may be aggregated for use in the provision of Affordable Housing on one or more Receiving Sites.

(f) Applications for participation in the Impact Fee Transfer Program shall contain the following information submitted to the City Manager or his designee:

(1) A letter expressing intent to enter into Impact Fee Transfer agreements on the Sending Site(s) and the Receiving Site(s) to be recorded in the property records of the County;

(2) Legal Descriptions, including the parcel tax identification number and street address and proof of ownership of the Sending Site(s) and the Receiving Site(s) by the Applicant or Co-applicant(s);

(3) Documentation of the type and gross square footage of nonresidential development or number of dwelling units by type that previously existed on the Sending Site;

(4) Documentation of the proposed or existing development on the Sending Site that results in a reduced demand for public facilities compared to the previously existing development;

(5) Documentation of the number of Affordable Housing dwelling units to be constructed on the Receiving Site(s), including all data needed to

verify that the proposed units qualify as Affordable Housing under this Chapter; and

(6) Any additional information needed by the City to adequately confirm and calculate the reduction in demand for facilities, identify the Sending and Receiving Sites, verify ownership and any other issues related to the Impact Fee Transfer Program.

(e) Upon verification that the proposed housing units qualify as Affordable Housing under this Chapter and determination by the City of the amount of Impact Fee Transfer available from the Sending Site(s), the City and Applicant(s) shall enter into an Impact Fee Transfer Agreement for each Sending Site and each Receiving Site. All Impact Fee Transfer Agreements shall be approved by the City Council and executed by the City, the Applicant and the owner(s) of the Sites, if different from the Applicant. Executed Impact Fee Transfer Agreements shall be recorded in the property records of the County and a copy of each such Agreement shall be kept on file in the City as part of the administration records for the City's impact fees.

(f) Failure of the Applicant(s) to fulfill the conditions and requirements of this Section and all provisions of the applicable Impact Fee Transfer Agreements, whether for the Sending or Receiving Sites, shall cause all City imposed impact fees otherwise due to become immediately due and payable in full.

Sec. 11A-9. Rental Affordable Housing Impact Fee Installment Payment Program.

(a) Pursuant to the requirements established in this Section and Chapter 11A, the City shall defer the payment of impact fees due for any new rental dwelling unit which qualifies as Rental Affordable Housing under this Chapter and which fulfills all other requirements of this Section. The Council shall by Resolution establish a Rental Affordable Housing Impact Fee Installment Payment schedule, including the portion of impact fees to be paid at the time of building permit issuance, at the time of issuance of certificate of occupancy and remaining payments, including accrued interest, over a period of five (5) years from the date of issuance of certificate of occupancy.

(b) Any person seeking Rental Affordable Housing Impact Fee Installment Payment under this Section for proposed residential development shall file with the City Manager an application for Rental Affordable Housing Installment Payment prior to receiving a building permit for the proposed development, except as provided by Section 11A-6. The City shall provide application forms to be used by applicants. The application shall, at a minimum, include the following:

(1) Name and address of the applicant and owner/lessor;

(2) An up-to-date, complete legal description of the site on which the proposed development is to be located, including the parcel

identification number and the street address, if available; and

(3) The rental limits to be imposed on the Rental Affordable Housing Unit(s) which shall not exceed the rental limits established by the Florida Housing Finance Corporation for rents adjusted to bedroom size in projects assisted by the Florida Housing Finance Corporation or any other local, state or federal agency, based on unit size.

(c) If the proposed development meets the requirements for the Rental Affordable Housing Impact Fee Installment Payment as set forth in this Section, the City Manager shall enter into an Impact Fee Installment Payment Agreement for each qualifying building and is hereby authorized by the Council to execute such Installment Payment Agreements along with any associated tri-party agreement further defining the repayment obligations of the owner/lessor, applicant, builder and/or developer, as applicable. The recorded Impact Fee Installment Payment Agreement shall be accepted by the City in lieu of payment of the total impact fees due at the time of building permit issuance pursuant to Chapter 11 of the City Code.

(d) To qualify for Rental Affordable Housing Impact Fee Installment Payment, the Rental Affordable Housing unit(s) and lessee(s) must fulfill all of the following criteria:

(1) The household renting/leasing the rental unit, including both single-family and multi-family units, must have a low or very low income level, at the commencement of the leasehold and during the duration thereof, as those terms are defined in this Chapter.

(2) The rental unit must be and must remain the household's permanent residence. The head of the household must be at least 18 years of age and must be either a citizen of the United States or a legal alien who permanently resides in the United States.

(3) In no instance shall rental limits exceed the rental limits established by the Florida Housing Finance Corporation for rents adjusted to bedroom size in projects assisted by the Florida Housing Finance Corporation, or any other local, state or federal agency, based on unit size.

(4) Without Council approval, no more than 20 outstanding Installment Payment Agreements are permitted with an individual owner/lessor or for any Rental Affordable Housing that is under common ownership. For purposes of this subsection, common ownership shall include ownership by the same person, corporation, firm, entity, partnership or unincorporated association, or ownership by different corporations, firms, partnerships, entities or unincorporated associations in which a stockbroker, partner or associate or a member of his family owns an interest in such corporation, firm, partnership, entity or unincorporated association.

(e) Impact Fee Installment Payment Agreements.

(1) The owner/lessor of Rental Affordable Housing Unit(s) on which impact fees qualify for installment payments under this Chapter shall execute an Impact Fee Installment Payment Agreement with the City. A separate Impact Fee Installment Payment Agreement shall be executed for each building. Applicants are required to enter into an Installment Payment Agreement to qualify for installment payments of the impact fees due. The installment Payment Agreement shall be recorded in the real property records of the County at no cost to the City and shall run with the land. The Installment Payment Agreement shall include such provisions as are necessary to effectuate the purposes of this Chapter and Section and shall provide for, at a minimum, the following:

a. Legal description of the property and the dwelling unit, including the parcel tax identification number and street address.
b. The amount of the City-imposed impact fees due on the building, the installment payment schedule and the obligation that the total amount of unpaid impact fees shall be paid in full upon any breach of the Installment Payment Agreement by the owner/lessor or upon the failure of the owner/lessor to continue to qualify under the provisions of this Section.
c. The rights and obligations under an Installment Payment Agreement may not be assigned, transferred, credited, devised or otherwise conveyed separate and apart from the subject Rental Affordable Housing units and property.
d. Unpaid impact fees under an Installment Payment Agreement shall be a lien on the property which lien shall be recorded. The lien may be foreclosed upon in the event of noncompliance with the requirements of this Section and Chapter or in the event of a breach of the Installment Payment Agreement by owner. The lien shall terminate upon the recording of a release or satisfaction of lien in the public records of the County. Such release or satisfaction shall be recorded by the City upon payment in full of the deferred impact fees.
e. In the event of a default of the Agreement by the owner and the default is not cured within 30 days after written notice is provided to the owner, the City may, at its sole option, collect the deferred impact fees in default as provided in this Section or bring a civil action to enforce the agreement or declare that the deferred impact fees are in default and are immediately due and payable. The City shall be entitled to recover all costs and fees, including attorney's fees and costs, incurred by the City in enforcing the Installment Payment Agreement, plus interest at the maximum statutory rate for judgments

calculated on a calendar day basis until paid in full.

(f) Owner Obligations.

(1) The impact fees due on Rental Affordable Housing units under an Installment Payment Plan shall be a lien on the property until all requirements under this Chapter and the terms of the Installment Payment Agreement(s) related to that qualifying building have been satisfied in full.

(2) The owner/lessor of Rental Affordable Housing unit(s) on which impact fees have qualified for installment payment shall annually submit an affidavit of continued compliance with the requirements of this Chapter and the terms of the applicable Installment Payment Agreement. The affidavit must be filed no later than 30 days after the anniversary of the date of issuance of the certificate of occupancy on the building containing the Rental Affordable Housing unit(s). A late fee of $50.00 shall be paid to the City by the owner if the affidavit is not timely filed. If the owner fails to file the affidavit within four months after the anniversary date of issuance of the certificate of occupancy on the building containing the Rental Affordable Housing unit(s), all unpaid impact fees shall become immediately due and payable in full and the City may immediately proceed to collect the remaining impact fees due.

(g) Repayment.

(1) All unpaid impact fees at the time of building permit issuance for a Rental Affordable Housing Unit shall become due and payable and shall be immediately paid in full to the City upon the occurrence of any of the failure of the owner to maintain compliance with the requirements of this Chapter and the terms of the applicable Installment Payment Agreement.

(2) Payment of impact fees on an installment payment schedule shall include any accrued interest. Interest on installment payments shall be computed at the rate of five percent per annum, but in no event shall the total accrued interest exceed 25 percent of the total impact fees due on the Rental Housing Units(s).

(Ord. No. 1558-08, <sec> 6, 9-3-08; Ord. No. 1678-11, <sec> 5, 4-20-11)

Sec. 11A-10. Collection of Impact Fees in the Event of Default under this Chapter.

Whenever the City determines that there is a default under an Impact Fee Deferral Agreement, an Impact Fee Installment Payment Agreement, or an Impact Fee Transfer Agreement or the occurrence of any other condition causing impact fees to be due and payable under this Chapter, the impact fees due shall be deemed to be delinquent. The City shall proceed to collect the delinquent impact fees due as follows:

(a) The City shall serve, by certified mail, return receipt requested or by any other then lawful means of delivery, a "notice of impact fees due statement" upon the applicant at the property address set forth in the relevant Agreement and to the owner at such address appearing on the most recent records maintained by the property appraiser of the County. Service shall be deemed effective on the date the return receipt indicates the notice was received by either the applicant or the owner or by any other evidence of the date that the "notice" was received by the addressee. The "notice of impact fees due statement" shall contain a description of the property, the conditions giving rise to the impact fees being due and shall advise the applicant and the owner as follows:

(1) The amounts due including the impact fees and any accrued interest pursuant to an Impact Fee Deferral Agreement or an Impact Fee Installment Payment Agreement;

(2) The date that the impact fees became due and that as of date the unpaid impact fees became subject to a delinquency fee and that penalty interest began to accrue on that date and that such penalty interest will continue to accrue thereafter until all amounts due are paid in full;

(3) That in the event the impact fee and the delinquency fee are paid in full within 30 days after receipt of the "notice", the delinquency fee and all penalty interest that would have otherwise accrued will be waived; however, interest accrued under an Impact Fee Deferral Agreement or under an Impact Fee Installment Payment Agreement will not be waived;

(4) That in the event the impact fees are not paid in full within 30 days after receipt of the "notice", a lien against the property for which the building permit was secured may be recorded in the official records book of the County for all amounts then due after approval by City Council.

(b) Upon becoming delinquent, a delinquency fee equal to ten percent of the total impact fees due, including interest accrued pursuant to an Impact Fee Deferral Agreement or an Impact Fee Installment Payment Agreement shall be assessed. Once delinquent, the total impact fees due, plus the delinquency fee, shall bear interest at the then applicable statutory rate for final judgments calculated on a calendar day basis, until paid in full.

(c) Should the impact fee not be paid promptly, the City shall serve, by certified mail return receipt requested or by any other then lawful means of delivery a "Notice of lien" upon the delinquent applicant, if the building is under construction at the address indicated in the application for the building permit and upon the delinquent owner at the address appearing on the most recent records maintained by the property appraiser of the County. The notice of lien shall notify the delinquent applicant and delinquent owner that due to their failure to pay the impact fee, the City may file a claim of lien with the Clerk of the Circuit Court.

(d) In the event the recipient of a notice of delinquency or claim of lien disputes any material aspect of either notice, the applicant, upon paying the impact fee

amounts set forth in the respective notice, may file a written appeal petition with the Council not later than 30 days after receipt of such notice. In reviewing the decision, the Council shall use the standards established herein. The appeal petition must advise the Council of all disputed issues regarding the amount due and shall explain the precise basis the applicant asserts that the notice is incorrect.

(e) If the total impact fees due have not been received by the City within 30 days of receipt of the notice by the owner, the City Attorney may then, regardless of the filing of any appeal petition, request the Council to approve, at a regularly scheduled public meeting, the filing of a claim of lien with the Clerk of the Circuit Court and recording same in the official records of the County. The recorded claim of lien shall contain the legal description of the property, the amount of the delinquent impact fee, plus the delinquency fee and interest and the date the impact fee became due. Once recorded, the claim of lien shall constitute a lien against the property described therein. The City Attorney may proceed expeditiously to collect, foreclose or otherwise enforce said lien.

(f) After the expiration of the 30 days from the date of recording of the claim of lien, as provided herein, a suit may be filed to foreclose said lien. Such foreclosure proceedings shall be instituted, conducted and enforced in conformity with the procedures for the foreclosure of municipal special assessment liens, as set forth in F.S. ch. 173, as amended, which provisions are hereby incorporated herein in their entirety to the same extent as if such provisions were set forth herein verbatim.

(g) The liens for delinquent impact fees imposed hereunder shall remain liens, coequal with the lien of all State, County, district and municipal taxes, superior in dignity to all other filed liens and claims, until paid as provided herein.

(h) The foregoing paragraphs of this Section notwithstanding, all impact fees not paid to the City in full when due shall automatically become “delinquent”. Moreover, when any impact fees become delinquent anywhere throughout the unified whole of a respective development, the City is authorized to withhold every then unissued building permit(s) or other City approvals applied for by, or on behalf of, the landowner or the developer and in addition apply any and all of the civil penalties and remedies set forth in the enforcement division of the City land development code until all such delinquent impact fees have been paid to the City in full.

(i) The collection and enforcement procedures set forth in this Section shall be cumulative with, supplemental to and in addition to, all other applicable procedures provided in any other ordinances or administrative regulations of the City or any applicable law or administrative regulation of the State of Florida. Failure of the City to follow the procedure set forth in this Section shall not constitute a waiver of its rights to proceed under any other ordinances or administrative regulations of the City or any applicable law or administrative regulation of the State of Florida.

(Ord. No. 1558-08, <sec> 7, 9-3-08)

Sec. 11A-11. Reporting on and suspension of Affordable Housing Impact Fee Incentives.

Information on the number of Affordable Housing Impact Fee Deferrals Agreements, the number of Impact Fee Installment Payment Agreements and the number and amount of Impact Fee Transfers approved each year shall be included in the Annual Report on the City's impact fees required in Chapter 11. Any additional information on the programs that will assist the Council in evaluating the effectiveness of the affordable housing incentives established in this Chapter and the effect, if any, on the provision of capital facilities should be included in the Annual Report. Should the Council determine that the Affordable Housing Incentives Program is significantly reducing the City's impact fee revenue and impairing the provision of capital facilities under the City's capital improvements program, the Council may, by resolution, suspend one or both of the Affordable Housing Incentive Programs. The suspension shall become effective ninety days after adoption of such resolution. Applications submitted prior to or on the date of suspension of the program(s) will be processed by the City. Applications submitted after the suspension date will not be accepted by the City.

(Ord. No. 1558-08, <sec> 8, 9-3-08)

APPENDIX D
DISCRIMINATION COMPLAINT POLICY

Federal & State Compliance Policies

Title VI

Notice To The Public

The City of Punta Gorda, Florida, hereby gives public notice that is the policy of the City of Punta Gorda to assure full compliance with Title VI of the Civil Rights Act of 1964, and other applicable statues and regulations in the operation of all programs and services without regard to race, color, national origin, sex, age, disability, religion, income or family status. Any person who believes they have been aggrieved by any unlawful discriminatory practice under Title VI has the right to file a formal complaint with the City of Punta Gorda, Florida. Any such complaint must be filed in writing or in person with the City's Title VI Coordinator. For more information on the City of Punta Gorda, Florida civil rights program, and the procedures to file a civil rights complaint:

Phone 941-575-3308
TTY 941-575-5013)
E-mail: humres@pgorda.us;
Physical & Mailing Address -
326 W. Marion Avenue, Punta Gorda, Florida, 33950.

The City of Punta Gorda works to ensure that all persons regardless of their proficiency in English have access to the benefits of all of the City's programs and services. If you need documents translated or an interpreter to have access to a program or service you should contact the City's Title VI Coordinator at 941-575-3308.

Title VI Policy and Plan
Title VI Assurance Statement
Title VI and You ... (English)
Title VI and You ... (Spanish)
Language Access Plan
Title VI Complaint Form (English)
Title VI Complaint Form (Spanish)

Overview

The purpose of Title VI of the Civil Rights Act of 1964 is to prohibit programs that receive federal funds from discriminating against participants on the basis of race, color, national origin, sex, age, disability, religion, income or family status. Title VI of the Civil Rights Act of 1964, as codified in 42 U.S.C. 2000d, states:

No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

The intent of the law is to ensure that all persons, regardless of race, color, national origin, sex, age, disability, religion, income or family status, are allowed to participate in federally funded programs and services. To ensure that the City meets its compliance responsibility, procedures have been established to provide for monitoring of Title VI compliance, activities and complaint processing

At the August 13, 2014, the City Council of Punta Gorda adopted a Title VI Non-Discrimination Policy. The purpose of this policy is to state the City of Punta Gorda's commitment to fully comply with all Non-Discrimination provisions pursuant to Title VI of the Civil rights Act of 1964 and other applicable statues and regulations related.

APPENDIX E
HOUSING MARKET DATA

Port Charlotte - Punta Gorda - North Port Assocation of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Price Range - Single Family Homes & Villa's

Price Range	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
$1 - 49,999	18	30	28	27	32	27	23	21					**206**	6.29%	7.30%
$50,000 - 59,999	24	14	18	19	14	13	7	13					**122**	3.89%	4.32%
$60,000 - 69,999	13	17	17	29	13	24	13	18					**144**	5.39%	5.10%
$70,000 - 79,999	14	19	21	22	23	19	29	13					**160**	3.89%	5.67%
$80,000 - 89,999	10	18	20	29	23	25	22	11					**158**	3.29%	5.60%
$90,000 - 99,999	18	8	12	15	17	12	9	9					**100**	2.69%	3.54%
$100,000 - 119,999	21	23	34	40	31	31	26	26					**232**	7.78%	8.22%
$120,000 - 139,999	21	36	44	48	49	47	41	50					**336**	14.97%	11.90%
$140,000 - 159,999	29	36	34	41	32	37	34	43					**286**	12.87%	10.13%
$160,000 - 179,999	17	16	33	33	32	35	31	29					**226**	8.68%	8.01%
$180,000 - 199,999	19	17	18	24	25	19	15	22					**159**	6.59%	5.63%
$200,000 - 249,999	14	33	31	34	32	42	36	33					**255**	9.88%	9.03%
$250,000 - 299,999	16	15	15	26	22	19	20	18					**151**	5.39%	5.35%
$300,000 - 349,999	8	12	4	16	11	11	11	10					**83**	2.99%	2.94%
$350,000 - 399,999	10	7	14	13	11	11	8	5					**79**	1.50%	2.80%
$400,000 - 499,999	8	2	6	12	12	11	14	8					**73**	2.40%	2.59%
$500,000 - 599,999	3	3	1	1	5	4	5	2					**24**	0.60%	0.85%
$600,000 - 699,999	2	1	0	1	2	0	3	2					**11**	0.60%	0.39%
$700,000 - 799,999	0	1	2	0	0	1	1	1					**6**	0.30%	0.21%
$800,000 - 899,999	2	1	1	1	2	0	0	0					**7**	0.00%	0.25%
$900,000 - 999,999	1	0	0	0	0	0	0	0					**1**	0.00%	0.04%
$1,000,000 - and over	0	0	0	2	2	0	0	0					**4**	0.00%	0.14%
Current Year	**268**	**309**	**353**	**433**	**390**	**388**	**348**	**334**					**2,823**		
Previous Year	264	281	340	345	372	339	330	305					2,576		
Change from last month		15.30%	14.24%	22.66%	-9.93%	-0.51%	-10.31%	-4.02%							
Change from last year	**1.52%**	**9.96%**	**3.82%**	**25.51%**	**4.84%**	**14.45%**	**5.45%**	**9.51%**							
Current YTD	**268**	**577**	**930**	**1,363**	**1,753**	**2,141**	**2,489**	**2,823**							
Previous YTD	264	545	885	1,230	1,602	1,941	2,271	2,576							
% Change YTD	**1.52%**	**5.87%**	**5.08%**	**10.81%**	**9.43%**	**10.30%**	**9.60%**	**9.59%**							

Source: My Florida Regional MLS

9/12/2014

Port Charlotte - Punta Gorda - North Port Assocation of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Price Range - Condominiums, Townhouses and Co-Op's

Price Range	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
$1 - 49,999	10	9	14	9	10	11	9	8					**80**	14.81%	14.04%
$50,000 - 59,999	2	9	8	5	4	6	1	4					**39**	7.41%	6.84%
$60,000 - 69,999	8	6	9	9	8	6	6	7					**59**	12.96%	10.35%
$70,000 - 79,999	4	3	8	5	6	4	5	3					**38**	5.56%	6.67%
$80,000 - 89,999	8	3	5	6	6	2	3	3					**36**	5.56%	6.32%
$90,000 - 99,999	4	3	4	8	6	3	6	2					**36**	3.70%	6.32%
$100,000 - 119,999	7	5	5	12	5	6	6	5					**51**	9.26%	8.95%
$120,000 - 139,999	6	3	9	10	11	5	5	5					**54**	9.26%	9.47%
$140,000 - 159,999	4	4	6	5	1	3	3	1					**27**	1.85%	4.74%
$160,000 - 179,999	2	3	7	3	5	1	3	0					**24**	0.00%	4.21%
$180,000 - 199,999	2	1	3	4	3	2	4	3					**22**	5.56%	3.86%
$200,000 - 249,999	5	1	6	10	5	3	3	4					**37**	7.41%	6.49%
$250,000 - 299,999	5	2	4	5	3	6	2	1					**28**	1.85%	4.91%
$300,000 - 349,999	0	0	2	4	3	1	3	2					**15**	3.70%	2.63%
$350,000 - 399,999	1	2	4	1	1	1	1	4					**15**	7.41%	2.63%
$400,000 - 499,999	0	0	1	3	0	2	0	2					**8**	3.70%	1.40%
$500,000 - 599,999	0	1	0	0	0	0	0	0					**1**	0.00%	0.18%
$600,000 - 699,999	0	0	0	0	0	0	0	0					**0**	0.00%	0.00%
$700,000 - 799,999	0	0	0	0	0	0	0	0					**0**	0.00%	0.00%
$800,000 - 899,999	0	0	0	0	0	0	0	0					**0**	0.00%	0.00%
$900,000 - 999,999	0	0	0	0	0	0	0	0					**0**	0.00%	0.00%
$1,000,000 - and over	0	0	0	0	0	0	0	0					**0**	0.00%	0.00%
Current Year	**68**	**55**	**95**	**99**	**77**	**62**	**60**	**54**					**570**		
Previous Year	40	58	71	95	69	65	65	58					521		
Change from last month		-19.12%	72.73%	4.21%	-22.22%	-19.48%	-3.23%	-10.00%							
Change from last year	**70.00%**	**-5.17%**	**33.80%**	**4.21%**	**11.59%**	**-4.62%**	**-7.69%**	**-6.90%**							
Current YTD	68	123	218	317	394	456	516	570							
Previous YTD	40	98	169	264	333	398	463	521							
% Change YTD	**70.00%**	**25.51%**	**28.99%**	**20.08%**	**18.32%**	**14.57%**	**11.45%**	**9.40%**							

Source: My Florida Regional MLS

9/12/2014

Port Charlotte - Punta Gorda - North Port Assocation of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Price Range - Overall

Price Range	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
$1 - 49,999	33	54	58	45	48	47	40	34					**359**	8.33%	9.88%
$50,000 - 59,999	30	27	31	32	20	19	10	20					**189**	4.90%	5.20%
$60,000 - 69,999	24	25	31	43	23	31	20	27					**224**	6.62%	6.16%
$70,000 - 79,999	18	28	36	37	32	23	39	18					**231**	4.41%	6.35%
$80,000 - 89,999	20	22	28	46	35	28	28	15					**222**	3.68%	6.11%
$90,000 - 99,999	25	12	18	27	24	16	15	11					**148**	2.70%	4.07%
$100,000 - 119,999	30	30	41	54	37	37	35	34					**298**	8.33%	8.20%
$120,000 - 139,999	30	40	55	60	62	53	46	56					**402**	13.73%	11.06%
$140,000 - 159,999	34	41	43	50	33	40	37	46					**324**	11.27%	8.91%
$160,000 - 179,999	19	19	41	37	37	36	34	29					**252**	7.11%	6.93%
$180,000 - 199,999	22	18	21	28	28	21	20	25					**183**	6.13%	5.03%
$200,000 - 249,999	19	35	37	44	37	45	39	37					**293**	9.07%	8.06%
$250,000 - 299,999	21	17	19	31	25	25	22	19					**179**	4.66%	4.92%
$300,000 - 349,999	8	12	6	20	14	12	14	12					**98**	2.94%	2.70%
$350,000 - 399,999	11	9	18	14	12	12	9	9					**94**	2.21%	2.59%
$400,000 - 499,999	8	2	7	15	13	14	14	10					**83**	2.45%	2.28%
$500,000 - 599,999	3	4	1	1	5	4	5	3					**26**	0.74%	0.72%
$600,000 - 699,999	2	1	0	1	2	1	3	2					**12**	0.49%	0.33%
$700,000 - 799,999	0	1	2	0	0	1	1	1					**6**	0.25%	0.17%
$800,000 - 899,999	2	1	1	1	2	0	0	0					**7**	0.00%	0.19%
$900,000 - 999,999	1	0	0	0	0	0	0	0					**1**	0.00%	0.03%
$1,000,000 - and over	0	0	0	2	2	0	0	0					**4**	0.00%	0.11%
Current Year	**360**	**398**	**494**	**588**	**491**	**465**	**431**	**408**					**3,635**		
Previous Year	317	364	449	482	465	417	409	375					3,278		
Change from last month		10.56%	24.12%	19.03%	-16.50%	-5.30%	-7.31%	-5.34%							
Change from last year		**9.34%**	**10.02%**	**21.99%**	**5.59%**	**11.51%**	**5.38%**	**8.80%**							
Current YTD	**360**	**758**	**1,252**	**1,840**	**2,331**	**2,796**	**3,227**	**3,635**							
Previous YTD	317	681	1,130	1,612	2,077	2,494	2,903	3,278							
% Change YTD	**13.56%**	**11.31%**	**10.80%**	**14.14%**	**12.23%**	**12.11%**	**11.16%**	**10.89%**							

Source: My Florida Regional MLS

9/12/2014

Port Charlotte - Punta Gorda - North Port Assocation of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Bedroom Count

Bedrooms	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	0.00%	0.00%
1	7	5	9	6	6	9	4	4	0	0	0	0	**50**	0.98%	1.38%
2	147	152	212	225	175	141	146	128	0	0	0	0	**1,326**	31.37%	36.48%
3	180	208	251	316	280	280	243	241	0	0	0	0	**1,999**	59.07%	54.99%
4	20	27	20	39	26	31	38	30	0	0	0	0	**231**	7.35%	6.35%
5	4	6	1	2	4	3	0	2	0	0	0	0	**22**	0.49%	0.61%
6+	2	0	1	0	0	1	0	3	0	0	0	0	**7**	0.74%	0.19%
Total	**360**	**398**	**494**	**588**	**491**	**465**	**431**	**408**	**0**	**0**	**0**	**0**	**3,635**	**100.00%**	**100.00%**

Sales by Bathroom Count

Bathrooms	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
1	32	35	49	39	41	53	33	30	0	0	0	0	**312**	7.35%	8.58%
2	296	335	419	510	424	384	370	349	0	0	0	0	**3,087**	85.54%	84.92%
3	26	26	22	37	22	24	26	24	0	0	0	0	**207**	5.88%	5.69%
4	3	2	4	2	3	3	1	4	0	0	0	0	**22**	0.98%	0.61%
5	1	0	0	0	1	1	1	0	0	0	0	0	**4**	0.00%	0.11%
6+	2	0	0	0	0	0	0	1	0	0	0	0	**3**	0.25%	0.08%
Total	**360**	**398**	**494**	**588**	**491**	**465**	**431**	**408**	**0**	**0**	**0**	**0**	**3,635**	**100.00%**	**100.00%**

Source: My Florida Regional MLS

9/12/2014

Port Charlotte - Punta Gorda - North Port Assocation of Realtors®
Monthly Sales Trend Indicator
2014
Sales by Housing Style

Style	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD Total	Curr Month	YTD
Single Family Home	255	291	332	414	374	372	331	321	0	0	0	0	**2,690**	78.68%	74.00%
Condominum	66	54	89	93	72	58	55	51	0	0	0	0	**538**	12.50%	14.80%
Manufactured/Mobile Home	23	31	45	55	22	12	21	18	0	0	0	0	**227**	4.41%	6.24%
Villa	13	18	21	19	16	16	17	13	0	0	0	0	**133**	3.19%	3.66%
Townhouse	2	1	6	6	5	4	5	3	0	0	0	0	**32**	0.74%	0.88%
Modular	0	2	1	1	1	0	2	1	0	0	0	0	**8**	0.25%	0.22%
Half Duplex	1	1	0	0	1	3	0	1	0	0	0	0	**7**	0.25%	0.19%
Total	**360**	**398**	**494**	**588**	**491**	**465**	**431**	**408**	**0**	**0**	**0**	**0**	**3,635**	**100.00%**	**100.00%**

Source: My Florida Regional MLS

9/12/2014

Port Charlotte - Punta Gorda - North Port Assocation of Realtors®

Multiple Listing One Month Sales and Inventory Report - August 1 to August 31, 2014

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory on Market	Months Supply
$1 - 49,999	34	8.33%	43,650	39,580	91.00%	111	80	2.4
$50,000 - 59,999	20	4.90%	60,705	54,569	90.00%	115	47	2.4
$60,000 - 69,999	27	6.62%	68,951	65,114	94.00%	96	70	2.6
$70,000 - 79,999	18	4.41%	78,306	73,253	94.00%	109	61	3.4
$80,000 - 89,999	15	3.68%	91,177	84,517	93.00%	69	62	4.1
$90,000 - 99,999	11	2.70%	99,731	95,607	96.00%	118	45	4.1
$100,000 - 119,999	34	8.33%	112,779	110,426	98.00%	91	103	3.0
$120,000 - 139,999	56	13.73%	136,131	129,173	95.00%	72	140	2.5
$140,000 - 159,999	46	11.27%	154,420	149,651	97.00%	79	123	2.7
$160,000 - 179,999	29	7.11%	172,345	167,792	97.00%	75	122	4.2
$180,000 - 199,999	25	6.13%	194,404	186,752	96.00%	95	106	4.2
$200,000 - 249,999	37	9.07%	235,257	223,703	95.00%	84	186	5.0
$250,000 - 299,999	19	4.66%	291,676	275,059	94.00%	98	161	8.5
$300,000 - 349,999	12	2.94%	334,150	319,929	96.00%	74	100	8.3
$350,000 - 399,999	9	2.21%	391,278	370,944	95.00%	221	88	9.8
$400,000 - 499,999	10	2.45%	465,879	445,289	96.00%	107	89	8.9
$500,000 - 599,999	3	0.74%	585,592	554,000	95.00%	234	48	16.0
$600,000 - 699,999	2	0.49%	709,500	661,000	93.00%	301	31	15.5
$700,000 - 799,999	1	0.25%	739,000	715,000	97.00%	29	23	23.0
$800,000 - 899,999	0	0.00%	0	0	0.00%		12	
$900,000 - 999,999	0	0.00%	0	0	0.00%		13	
$1,000,000 - and over	0	0.00%	0	0	0.00%		31	
Totals	**408**	**100.00%**	**164,717**	**157,041**	**95.00%**	**95**	**1,741**	**4.3**

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.
The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas.
Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.

Source: My Florida Regional MLS

9/12/2014

Port Charlotte - Punta Gorda - North Port Assocation of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to August 31, 2014

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory on Market	Months Supply
$1 - 49,999	359	9.88%	41,338	36,998	90.00%	99	80	1.8
$50,000 - 59,999	189	5.20%	59,668	54,656	92.00%	104	47	2.0
$60,000 - 69,999	224	6.16%	69,406	64,788	93.00%	86	70	2.5
$70,000 - 79,999	231	6.35%	78,939	74,149	94.00%	91	61	2.1
$80,000 - 89,999	222	6.11%	88,957	84,367	95.00%	88	62	2.2
$90,000 - 99,999	148	4.07%	100,579	94,261	94.00%	105	45	2.4
$100,000 - 119,999	298	8.20%	115,831	110,535	95.00%	90	103	2.8
$120,000 - 139,999	402	11.06%	134,956	129,846	96.00%	81	140	2.8
$140,000 - 159,999	324	8.91%	155,126	149,057	96.00%	84	123	3.0
$160,000 - 179,999	252	6.93%	175,452	169,035	96.00%	90	122	3.9
$180,000 - 199,999	183	5.03%	196,628	188,961	96.00%	106	106	4.6
$200,000 - 249,999	293	8.06%	233,757	222,096	95.00%	110	186	5.1
$250,000 - 299,999	179	4.92%	284,519	270,597	95.00%	105	161	7.2
$300,000 - 349,999	98	2.70%	337,300	322,865	96.00%	115	100	8.2
$350,000 - 399,999	94	2.59%	391,282	372,166	95.00%	144	88	7.5
$400,000 - 499,999	83	2.28%	461,220	440,882	96.00%	104	89	8.6
$500,000 - 599,999	26	0.72%	573,714	544,030	95.00%	135	48	14.8
$600,000 - 699,999	12	0.33%	689,567	648,708	94.00%	146	31	20.7
$700,000 - 799,999	6	0.17%	777,817	732,500	94.00%	296	23	30.7
$800,000 - 899,999	7	0.19%	885,850	838,214	95.00%	197	12	13.7
$900,000 - 999,999	1	0.03%	999,000	950,000	95.00%	281	13	104.0
$1,000,000 - and over	4	0.11%	1,664,975	1,493,750	90.00%	89	31	62.0
Totals	**3,635**	**100.00%**	**160,390**	**152,513**	**95.00%**	**97**	**1,741**	**3.8**

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.
The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas.
Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.

Source: My Florida Regional MLS

9/12/2014

Port Charlotte - Punta Gorda - North Port Assocation of Realtors®

Four Year Sales and Inventory History 2010 - 2014

Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-SEP-10	293	118,613	110,402	93%	97	4,212	14.4
01-OCT-10	273	135,995	125,066	92%	103	4,227	15.5
01-NOV-10	270	128,524	119,172	93%	107	4,262	15.8
01-DEC-10	336	126,679	117,987	93%	113	4,242	12.6
01-JAN-11	310	115,200	107,167	93%	137	4,167	13.4
01-FEB-11	353	121,037	113,008	93%	122	4,042	11.5
01-MAR-11	488	116,683	108,346	93%	119	3,862	7.9
01-APR-11	431	128,350	119,355	93%	138	3,673	8.5
01-MAY-11	395	128,600	119,946	93%	127	3,459	8.8
01-JUN-11	352	141,813	131,543	93%	129	3,337	9.5
01-JUL-11	298	137,983	129,284	94%	133	3,183	10.7
01-AUG-11	327	125,745	118,372	94%	129	3,138	9.6
01-SEP-11	279	120,896	113,123	94%	146	3,114	11.2
01-OCT-11	290	114,945	107,275	93%	131	3,148	10.9
01-NOV-11	292	121,563	114,021	94%	123	3,229	11.1
01-DEC-11	323	126,472	118,814	94%	117	3,196	9.9
01-JAN-12	331	124,698	116,124	93%	138	3,134	9.5
01-FEB-12	357	127,279	118,311	93%	120	3,094	8.7
01-MAR-12	446	138,347	129,763	94%	119	3,022	6.8
01-APR-12	464	140,470	131,645	94%	123	2,943	6.3
01-MAY-12	410	147,779	138,835	94%	118	2,742	6.7
01-JUN-12	395	148,157	139,307	94%	112	2,643	6.7
01-JUL-12	362	143,982	136,571	95%	106	2,551	7.0
01-AUG-12	368	145,799	138,162	95%	107	2,492	6.8
01-SEP-12	302	135,109	127,750	95%	101	2,481	8.2
01-OCT-12	339	133,119	125,519	94%	101	2,571	7.6
01-NOV-12	320	139,625	133,259	95%	111	2,692	8.4
01-DEC-12	349	148,724	140,083	94%	92	2,733	7.8
01-JAN-13	317	137,545	128,692	94%	86	2,761	8.7
01-FEB-13	364	146,961	138,195	94%	95	2,841	7.8
01-MAR-13	449	149,414	141,236	95%	106	2,739	6.1
01-APR-13	482	153,293	145,264	95%	105	2,690	5.6
01-MAY-13	465	162,463	153,811	95%	114	2,512	5.4
01-JUN-13	417	154,781	147,444	95%	99	2,493	6.0
01-JUL-13	409	183,862	174,187	95%	98	2,504	6.1
01-AUG-13	375	150,236	143,918	96%	89	2,512	6.7
01-SEP-13	353	161,707	154,489	96%	90	2,553	7.2
01-OCT-13	394	144,047	137,483	95%	93	2,687	6.8
01-NOV-13	334	147,184	138,308	94%	80	2,776	8.3
01-DEC-13	415	173,896	165,471	95%	83	2,867	6.9
01-JAN-14	360	161,492	153,532	95%	105	2,830	7.9
01-FEB-14	398	148,275	140,782	95%	100	2,849	7.2
01-MAR-14	494	147,767	140,257	95%	94	2,662	5.4
01-APR-14	588	159,926	151,460	95%	94	2,484	4.2
01-MAY-14	491	169,574	161,121	95%	94	2,159	4.4
01-JUN-14	465	164,303	156,040	95%	96	1,998	4.3
01-JUL-14	431	166,975	160,085	96%	103	1,855	4.3
01-AUG-14	408	164,717	157,041	95%	95	1,741	4.3

Source: My Florida Regional MLS

9/12/2014

Appendix #2 - Charlotte County School Facilities Map Series

SCH APPENDIX I – FUTURE SCHOOL FACILITIES MAP SERIES, "SFAM Series"

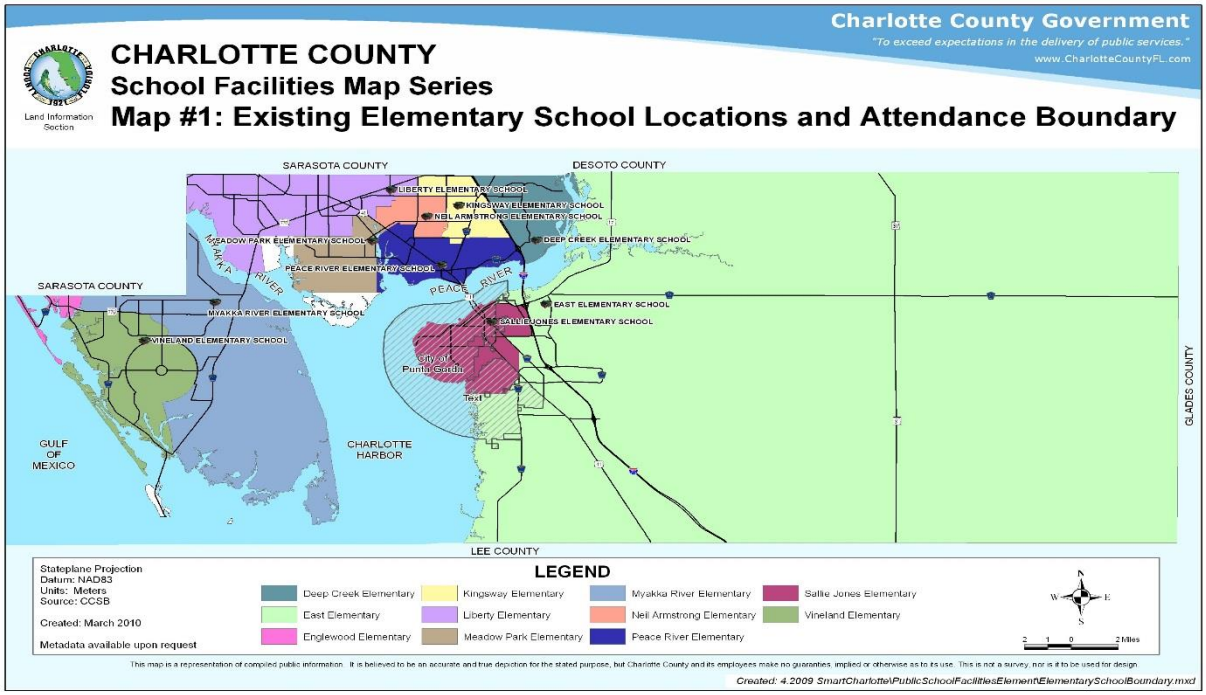
INDEX OF MAPS

Map 1: Elementary School Boundary
Map 2: Middle School Boundary
Map 3: High School Boundary
Map 4: Ancillary Facilities Location
Map 5: Future Schools Locations
Map 6: Elementary School Concurrency Service Areas
Map 7: Middle School Concurrency Service Areas
Map 8: High School Concurrency Service Areas
Map 9: Co-Location Opportunities

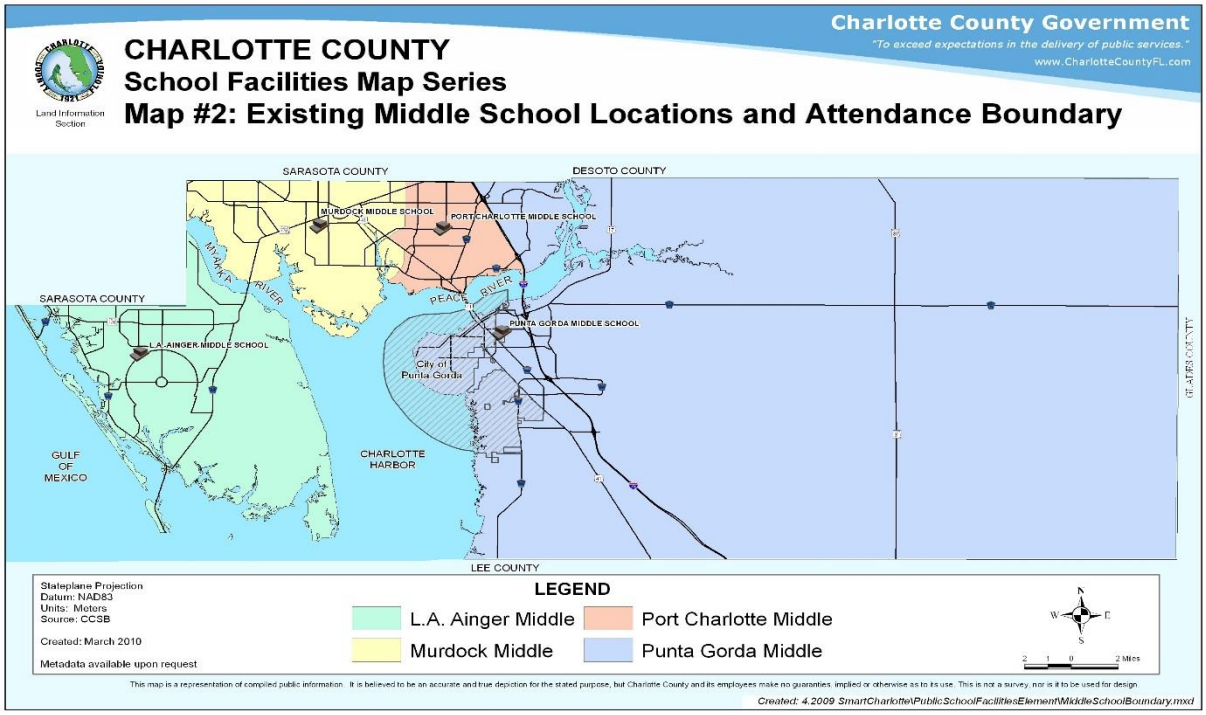
Printable versions of these maps can be found on the following webpage:

http://www.charlottecountyfl.gov/services/planningzoning/Pages/CompPlan-Public-School-Facilities.aspx

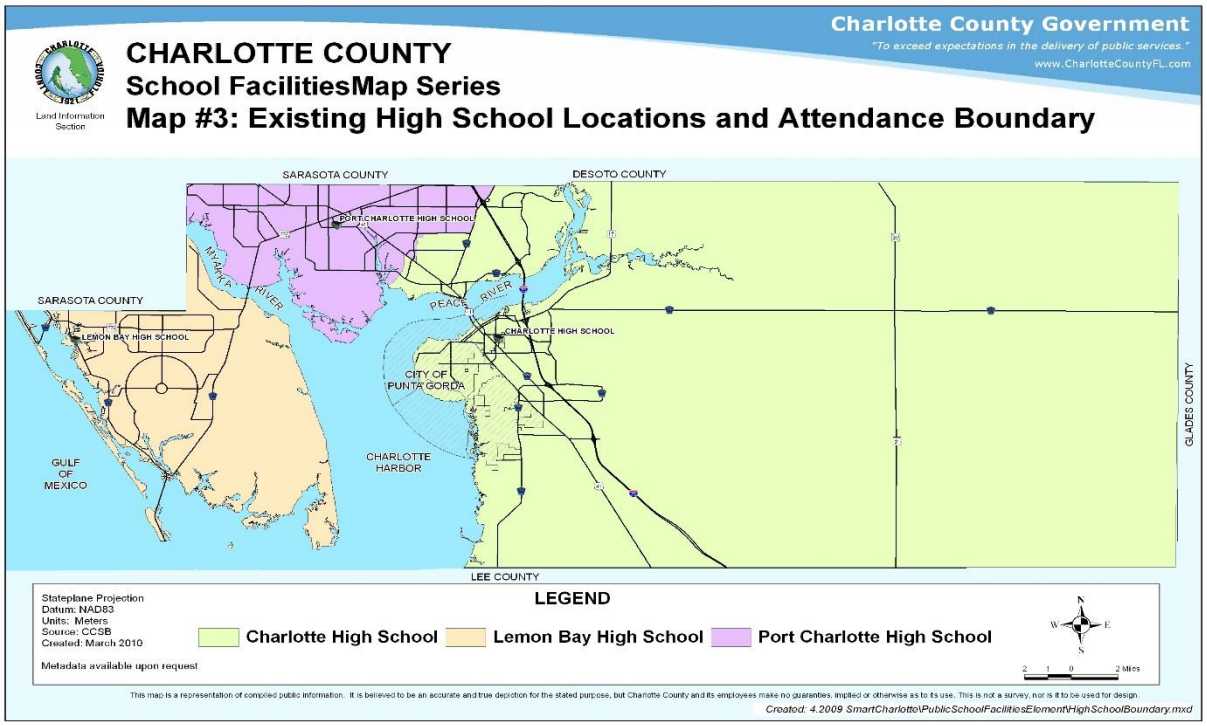
MAP 1: Elementary School Boundary



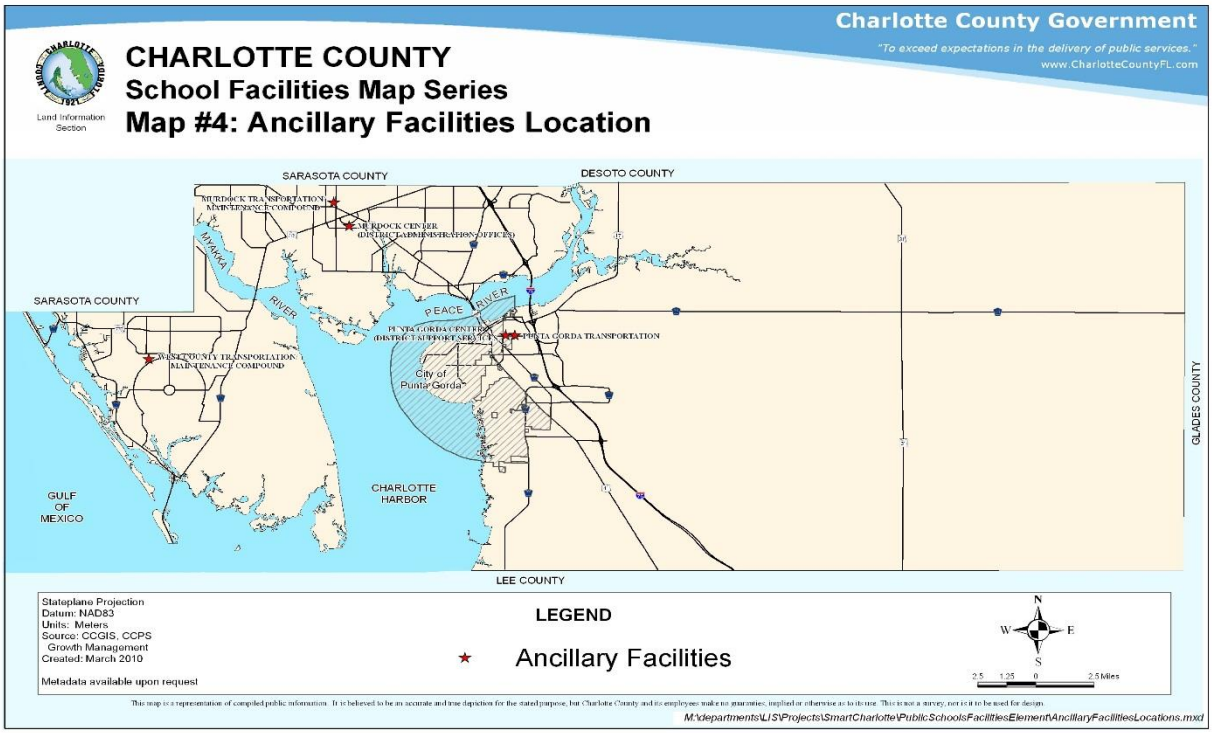
MAP 2: Middle School Boundary



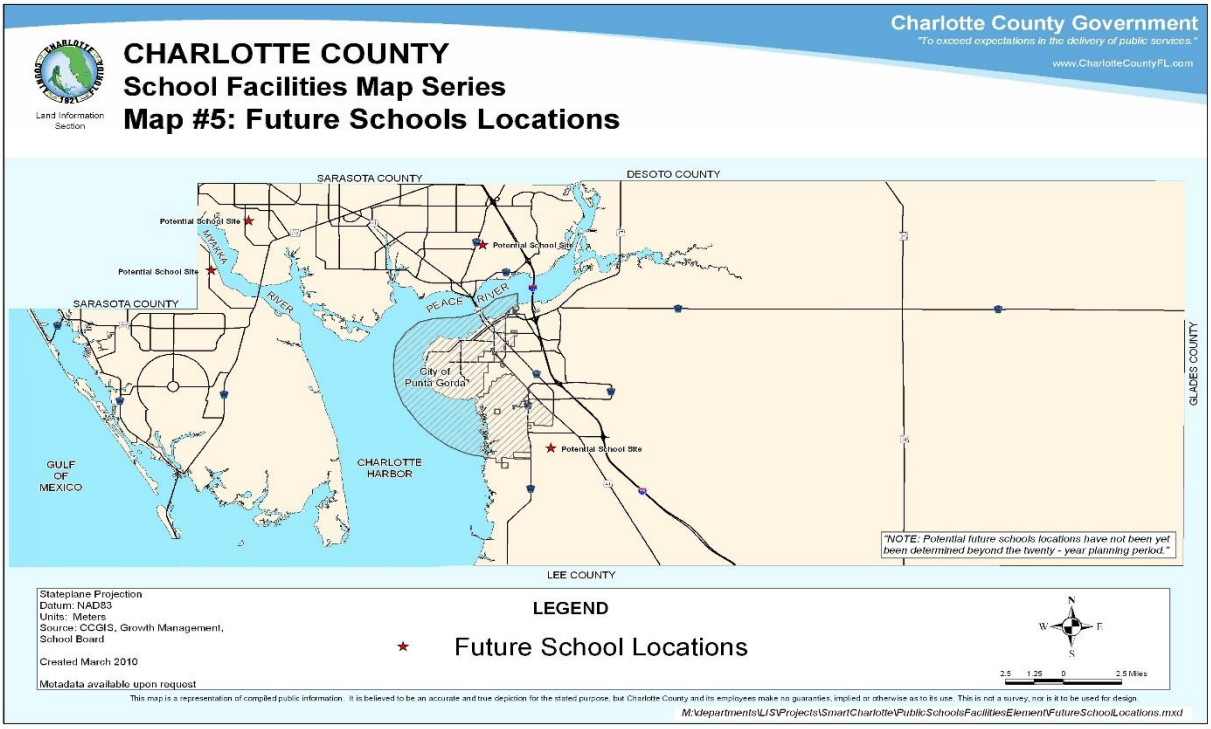
MAP 3: High School Boundary



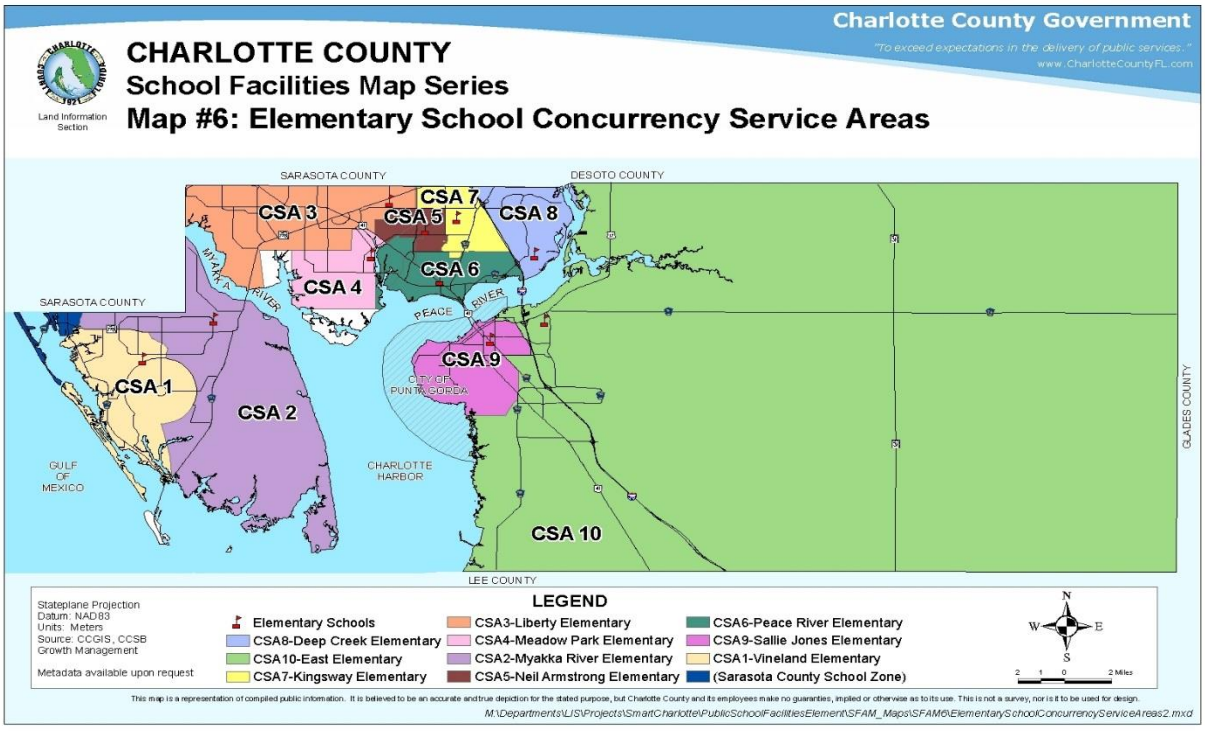
MAP 4: Ancillary Facilities Locations



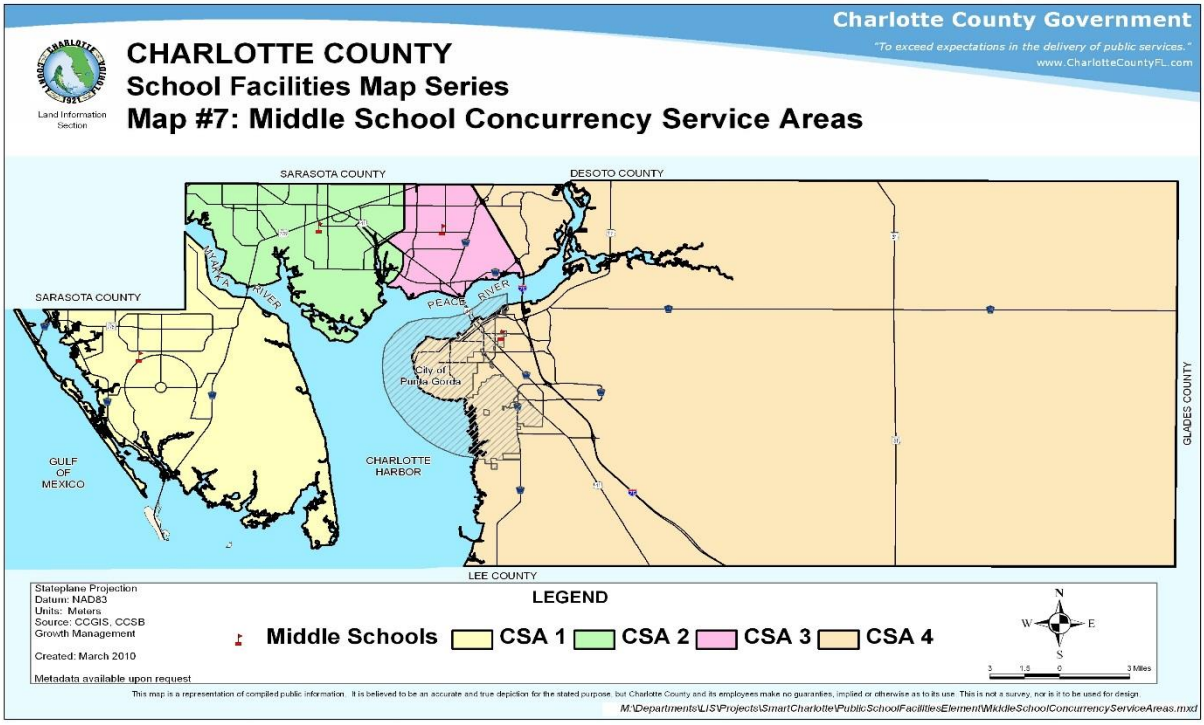
MAP 5: Future School Locations



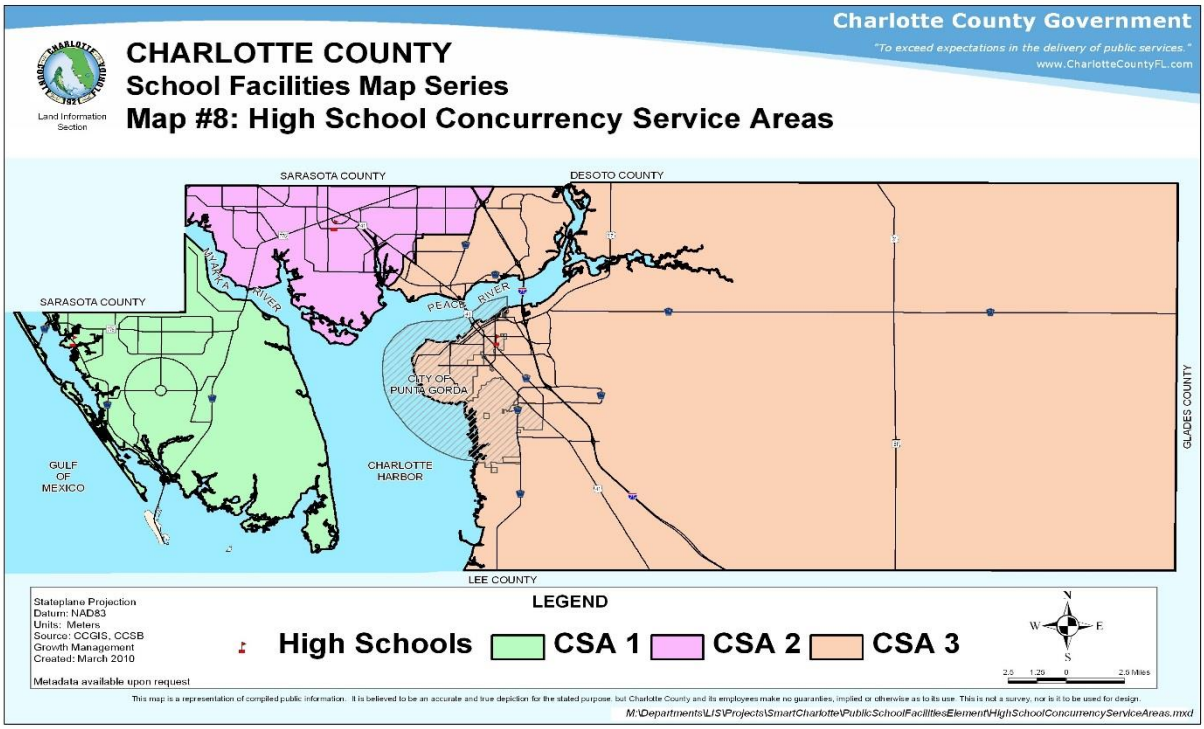
MAP 6: Elementary School Concurrency Service Areas



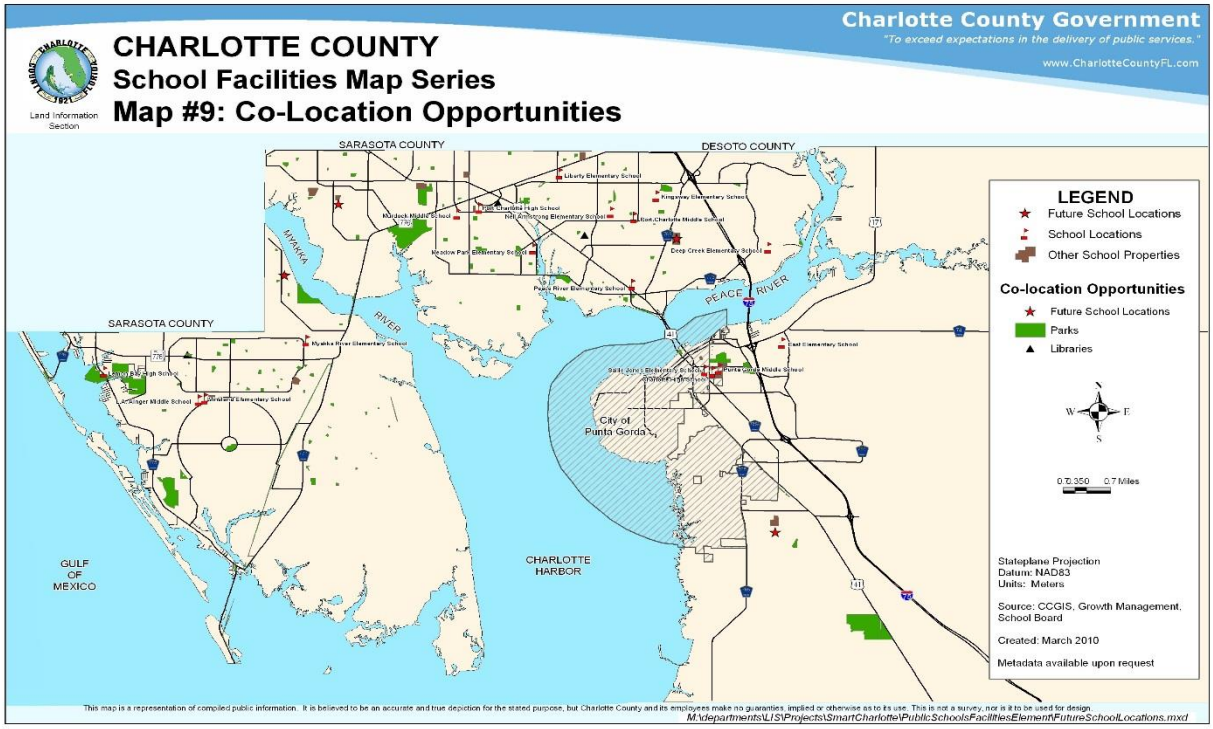
MAP 7: Middle School Concurrency Service Areas



MAP 8: High School Concurrency Service Areas



MAP 9: Co-Location Opportunities



Appendix #3 - Charlotte County Educational Facilities Five-Year Plant Survey

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: CHARLOTTE COUNTY SCHOOL DISTRICT
Survey: Number 6 - Version 1
Survey Status: Active Approved

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Section 1: Survey

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District:	CHARLOTTE COUNTY SCHOOL DISTRICT
Survey:	Number 6 - Version 1
Description:	2023 Educational Plant Survey
Survey Open Date:	12/16/2022 11:34:15 AM
Board Approval Date:	5/9/2023 4:00:00 AM
Survey Expiration Date:	6/30/2028
DVE768 Approval Date:	3/7/2023 5:00:00 AM
Contact Name:	Billy Williams
Contact Phone Number:	9416283324
Contact Email:	billy.williams@yourcharlotteschools.net
Survey Notes:	

Survey Status	Status Time	User
Active Approved	5/23/2023 10:02:30 AM	Fran Pickett

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

PREFACE

Report of an educational plant survey, hereinafter also referenced as “survey,” conducted in accordance with the requirements of, and pursuant to specifications in, Article IX and Article XII of the Florida Constitution; Chapters 1001, 1011, and 1013, Florida Statutes (F.S.); State Requirements for Educational Facilities (SREF); and the Florida Building Code (FBC). This survey report describes the current educational plants and the estimated capital outlay needs resulting from a systematic study of present educational and ancillary plants. This study also addresses the future needs, including long range planning, to provide an appropriate educational program and services for each student based on projected capital outlay FTE’s (COFTE) approved or authorized for use by the Department of Education.

NOTE: All educational plant surveys are valid for five full years and expire on June 30 of the fifth full year from the beginning date of the survey. For example, a survey approved in October will be valid through the remaining fiscal year and for five full years beginning on the following July 1; effectively, this makes the survey approved in October valid for five years and eight months. By the same scenario, a survey approved in May will be valid through the remaining fiscal year and for five full years beginning on the following July 1; effectively, this makes the survey approved in May valid for five years and one month.

INTRODUCTION TO THE EDUCATIONAL PLANT SURVEY

Definition of an Educational Plant Survey

The educational plant survey is a systematic study of present educational and ancillary plants and the determination of future needs. The survey is not directly concerned with the instructional program but the relationship of educational plants to the instructional program is such that judgments regarding the instructional program are necessarily a part of an educational plant survey.

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

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Purpose of an Educational Plant Survey

The construction of new educational facilities is a major undertaking even in school systems where such construction is a continuous process. If a 50-year capital investment is to be protected, the location, size, type of materials, arrangement of spaces, and other considerations, regarding each new facility or addition to an existing facility must be determined on the basis of reliable, factual data. To do otherwise would violate the trust of present and future generations of children and of taxpayers.

The purpose of an educational plant survey is to aid in formulating plans for housing the educational activities of students and staff of the school district for the next several years and the survey must consider the local comprehensive plan in its forecast strategies. The development of this plan must be based on a careful study of all available data regarding the current status of educational and ancillary facilities in relation to capital outlay full-time equivalency (COFTE) student membership and the projected changes in COFTE student membership. The intent of a regular, formal educational plant survey is to encourage the thoughtful, orderly development of a program for providing educational and ancillary plants to adequately house the educational and academic support activities of the district.

A formal educational plant survey is required by §1013.31, F.S., to be conducted every five years, but may be conducted as often as necessary. It is sometimes necessary to make changes to the survey recommendations in the interim. Local school administrators are responsible for a regular auditing of survey recommendations and for the initiation of the request for any necessary changes.

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Legal Basis for Educational Plant Surveys

When the Florida School Code of 1939 was developed, the importance of having a valid basis for a school building program was recognized by inclusion of the requirement that district school boards have periodic school plant surveys of building needs in the districts. The 1939 Code directed the district school superintendent to "recommend plans and procedures for having a survey made" and instructed the district boards to "approve and adopt a district-wide school building program...based on the recommendations of the survey."

The provisions in the 1939 Code for periodic school plant surveys were, for the most part, ineffective. No state financing program for school plants was in effect at that time. Further, the coming of World War II, and the resulting cessation of school plant construction, made any statutory provision relating to school plants meaningless.

When the Minimum Foundation Program law was enacted in 1947, the requirement for periodic school plant surveys was included. The law established that a Capital Outlay and Debt Service (CO&DS) annual allotment of $400 per instruction unit had to be expended in accordance with a planned building program based on a school plant survey. It was at this point that Florida's school plant survey program became a meaningful and established operation.

In 1952, the Florida Constitution §9(d), Article XII, was amended to authorize the issuance of State Board of Education (SBE) bonds guaranteed by the Minimum Foundation Program CO&DS allocation. The SBE bond program led to major school construction activities and further strengthened the school plant survey program by requiring that bond proceeds be expended in accordance with survey recommendations.

In 1957, the Florida Legislature established the School Construction Fund which annually authorized an increase of $200 per student in average daily attendance, subject to matching by local funds. School Construction Fund monies also had to be expended in accordance with the recommendations of a school plant survey. The program was continued with modifications by subsequent legislatures until 1972.

The 1972 Legislature enacted the School District Supplemental Capital Outlay Act as an interim measure pending the outcome of the proposed amendment to §9, Article XII of the Constitution. The amendment, which was ratified in the November 1972 general election, increased the CO&DS annual allotment from $400 to $600 per instruction unit in the school districts for the school fiscal year 1967-1968 plus $800 for each "growth unit" since 1967-1968.

The 1973 Legislature established the Florida Educational Finance Act which provided funds for comprehensive school construction and debt service. The amount allocated to each school district was determined by formulas prescribed by the Legislature.

In 1974, the Florida Constitution, §9(a) (2), Article XII, was amended to authorize the issuance of state bonds guaranteed by revenues derived from gross receipts utility taxes for the state system of public education, including, but not limited to, institutions of higher learning, junior colleges, vocational-technical schools, and public schools, as defined by law.

Since 1974, regular changes have been made to statutory provisions and the Florida Constitution in regards to educational facilities, including the establishment of a state lottery where funding is specifically earmarked for education as a supplement to other state funding, and the capping of class sizes. The continual changes to educational laws and funding mechanisms are due, in part, to Florida's unrelenting effort to maintain and provide state-of-the art facilities to meet the demands of change for our schools programs and the expectations of our citizenry.

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Method For Making Educational Plant Surveys

The board must arrange for an educational plant survey to be conducted either by district staff, through contractual agreement, or a combination of district staff and private vendors. A survey conducted by the Office of Educational Facilities is a cooperative process with staff from the Office of Educational Facilities and staff from school districts outside of the district being surveyed. Typically, the survey process will include, as a minimum:

* Spot or grid maps showing the residence of all elementary, middle or junior high, and senior high school students, the school attended by each student, and the location of each school.
* COFTE student membership trends of each school center for the past five years.
* A floor plan for each building at each educational plant identifying each building and each room (space) by number as they appear in the Florida Inventory of School Houses (FISH).
* A list of the construction projects under contract.
* A statement of the policies of the board with respect to grade organization and the types and sizes of facilities to be provided for new elementary, middle or junior high, and senior high schools (facilities lists).
* Other information that may affect building costs, population trends, and other related matters that may influence the district educational facilities building needs program.
* The survey team members visit and evaluate each educational plant; student capacities are carefully evaluated at each school center.
* The districtwide projection of students is distributed among the various existing school centers and any new school centers are recommended on the basis of past trends and the best judgment of both the District and the County Growth Management Office as to where growth is most likely to occur.
* The survey team should make logical recommendations based on all relevant information available.

The survey is limited to the study of educational and ancillary plants owned or under long-term lease agreement by the school board. No comprehensive study is made of the instructional program and recommendations made for the improvement of the educational and ancillary plants of the district are not an evaluation of the instructional program. Recommendations, however, must be clearly associated with the relationship between educational facilities and instructional programs.

State-level Requirements

The survey report must include a recommended pattern for housing the student projection for a five-year period, including changes in utilization of existing school centers, phasing out of unsatisfactory facilities and/or school centers, additions at existing school centers, and construction of new school centers. Ancillary facilities should also be considered in the recommendations.

The broad, general state-level conditions that give directions to a survey are established as guidelines only insofar as feasible for application within a given district.

* School Size: Any school that is not large enough to justify a full-time principal, a media specialist, food service staff, and special instructional and clerical staff are economically inefficient and restrictive in program offering; simply stated, minimally sized schools are too expensive to operate if a district lacks sufficient financial resources to make such facilities a viable option. Generally, new school centers are not recommended for fewer than 400 students in elementary schools or 100 students per grade level in secondary schools. Where practical, existing schools that are below these sizes should be consolidated.

* Wooden Buildings: Generally, all wooden exterior buildings (other than relocatables) are considered unsatisfactory and are not assigned student capacity.

* Unsatisfactory Space: Generally, all wooden exterior buildings (other than relocatables) are considered unsatisfactory and are not assigned student capacity.

NOTE: Unsatisfactory space is typically designated as such due to compromising effects on the structural integrity, safety, or excessive physical deterioration of a building. Space condition should be the same, either satisfactory or unsatisfactory, for all rooms in a building with the exception of rooms reported in relocatable buildings that represent individual units. A space may be structurally unsound (unsatisfactory) and still be adequate in size.

* Inadequate Space: Generally means that the size of space is not appropriate, sufficient, suitable, or lacks ability to meet the fitting requirements for instruction or instructional support, such as small classrooms or insufficient acreage for a school site. Inadequacy may be a condition brought on by changing standards, or increased enrollment causing overuse thereby resulting in undersized or unsuitable circumstances.

NOTE: Inadequate space is typically designated as such by the capital outlay classifications (COC) C-3 and C-7. Inadequate is a designation for an entire facility, not just a building or room. A space or building may be structurally sound (satisfactory) and still be inadequate.

* Relocatable Building: Facilities designed and built to be moved from one school to another are recognized as providing valuable flexibility.

* Student Station: A student station is the area necessary for a student to engage with a teacher in appropriate subject matter educational (learning) activities. The size of this area will vary with the particular type of activity and by grade level. A laboratory or shop in which the student must move about requires more area per student than a regular classroom where the student remains seated at a desk. The total student stations at a school center are used to determine the capacity of the school.

* Student Capacity: The maximum number of students that should be housed in a facility. In an elementary school, students are typically assigned to one classroom throughout the day and student capacity for elementary schools equals the student stations. However, in middle and secondary schools, students usually move from classroom to classroom to participate in different instructional subject matter, which interjects scheduling as a factor in calculating capacity. Experience has shown that the number of students in a secondary school is a major factor for determining the efficiency of space utilization that may be expected at a school.

***** Utilization Factor: Used to determine "capacity" which is the number of students that may be housed in a facility at any given time based on a utilization percentage of the total number of existing satisfactory student stations:

Type School	Utilization Factor Percentage x	Satisfactory Student Stations
Elementary	100%	all
Middle & Junior High	90%	all
Senior High	70%	300 or less
	75%	301-600
	80%	601-900
	85%	901-1200
	90%	1201-1500
	95%	1501 - and above
Combination Schools	90%	all
Exceptional Student Centers	100%	all
Alternative Education Centers	100%	all
Designated Area Vocational Centers	120%	all
Designated Adult Centers	150%	all

***** Initial and Ultimate Student Capacity: In the recommendations for building a new school center, the initial capacity assigned is the capacity necessary to house the students anticipated to enroll at the school by the end of the survey projection period. The ultimate capacity is usually the maximum capacity school of that type based on applicable district policies (facilities lists). The establishment of an ultimate desirable capacity makes it possible to plan the initial construction within the framework of the ultimate size school–meaning, building core facilities such as media, cafeteria, administration, circulation, and other auxiliary spaces to the full school size and then adding classrooms as the student population projections increase to a level that warrants additional classroom space.

NOTE: Educational plant survey COFTE student projections are determined by the Office of Economic and Demographic Research (EDR). Each five-year survey is based on COFTE projections that are five (5) full years from the official beginning of the survey period, which is July 1 of the first full year of the survey.

***** Use of State and Local Funds for Recommended Facilities: The recommendations made in the survey report are intended, in total, to provide adequate facilities for all of the students projected to be enrolled within the 5-year survey period. The priority systems established in statutes and rules define the eligibility for the expenditure of funds.

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NOTE: Educational plant survey costs for student stations are determined by the Office of Economic and Demographic Research (EDR). Each five-year survey is based on cost factors that are 31 months (January, the midway point of the five-year survey period) from the official beginning of the survey period, which is July 1 of the first full year of the survey. All new capacity construction uses the appropriate grade level student station cost factors; the cost per square foot for new construction, remodeling, and renovation is based on actual statewide average construction cost data with the EDR cost index increase applied to use the same 31 months mid-point of the survey costs for planning purposes. This cost estimate process is applied uniformly to all surveys in all districts so that consistent estimates can be made. Actual costs are reported yearly in the 5-year district facilities work program annual budget.

District School Board Policies and Prerogatives

State funds alone usually are not enough to complete the recommended school plant construction program that will be identified in an educational plant survey. To ensure that all capital outlay funds are used for the best and most efficient purposes, the educational plant survey team should collaborate with the professional and instructional staff of the district on a plan for meeting the projected school plant needs for the next several years.

Some of the specific local board policies and prerogatives that generally apply to the survey report are:

* Actual assignment of students to school centers in the county as authorized and directed by §1003.02, F.S.;
* Facilities comprising a standard school plant for each grade grouping;
* Square footage and special features of each instructional component (state minimums must be met);
* Special facilities at a school center;
* Level of custodial service;
* Level of maintenance service;
* Level of service indicators for local comprehensive planning;
* Type of climatic control.

Guide to Capital Outlay Classification (COC)

Educational plants are identified by recommended type of facility for capital outlay expenditures. The COC of educational plants determines the extent to which certain funds may be used for capital improvements, subject to applicable Florida Statutes and SREF standards dealing with budgeting and in some cases priority ratings. The COC of an educational plant can only be assigned or changed by an educational plant survey recommendation made in compliance with all applicable laws, rules, and policies.

The COC is grouped into categories with applicable standards to guide the assignment of the appropriate classification:

C-1: An educational plant that is recommended for continued use. Generally, this includes:

* Adequate site,
* Satisfactory building(s),
* Projected membership within desired size range for the type of school,
* Recommended new educational plant.

C-2: An educational plant that is in a period of transition with evidence insufficient to recommend replacement or consolidation, and typically new construction is not recommended for this COC. Generally, this includes:

* Inadequate site and/or inadequate building(s),
* Declining or static enrollment,
* An educational plant that probably would be recommended for consolidation if not for excessive distance required for student transportation.

C-3: An educational plant that is substandard in one or more major aspects. Generally, this includes:

* Inadequate site and/or unsatisfactory building(s),
* Declining or static enrollment to a level indicating that the needs of students can better and more economically be served at other educational plants,
* Abandoned educational plants not currently housing students.

NOTE: Educational plants assigned a C-3 COC and used to house students should be closed when adequate facilities are available elsewhere. Facilities assigned a C-3 COC do not generate PECO maintenance funds even when the facility contains satisfactory space.

C-6: Ancillary facility recommended for continued use. Generally, this includes:

* Adequate site,
* Satisfactory building(s),
* Recommended new site and/or facilities.

C-7: Ancillary facility is substandard. Generally, this includes:

* Inadequate site and/or unsatisfactory building(s),
* Abandoned facilities not currently being used.

NOTE: Facilities assigned a C-7 COC that are in current use should be closed when adequate facilities are available elsewhere. Facilities assigned a C-7 COC do not generate PECO maintenance funds even when the facility contains satisfactory space.

C-9: Any district owned facility leased to an entity for use by the lessee for any purpose, including educational, but is not used by the district during the normal school hours of operation.

NOTE 1: Facilities assigned a C-9 COC do not generate PECO maintenance funds.

NOTE 2: Facilities assigned a C-9 COC are to be counted in the district's inventory of available space and may be considered in the determination of new construction needs.

School centers are usually classified by standard grade groupings (K-5, 6-8, and 9-12), even though a school may have only one or two of the grades present. A school center may be classified as a combination school and recommended to house more than one grade grouping, e.g. grade group K-8, grade group 6-12, or grade group K-12.

Whenever it is feasible, the survey should contain recommendations to upgrade and/or remodel/renovate existing educational plants that are classified as C-1 to meet the district's educational facilities standards for spaces and school size based on the districts adopted facilities lists for each grade grouping.

GUIDELINES FOR SCHOOL PLANT DEVELOPMENT

School Plant Planning

Planning a school plant, either a complete new school or an addition to an existing school, is a long and complex process when properly done. Remodeling and renovation of existing space can also be very time consuming to plan when all potential options for upgrading or replacement considerations are made. Suggestions made in this section are intended to provide useful, basic information and are not an exhaustive description of all available options for planning or meeting the facilities needs of a district school board.

School Size

Generally, new school centers are not recommended for fewer than 400 students in elementary schools or 100 students per grade level in secondary schools. Any school that is not large enough to justify a full-time principal, a media specialist, food service staff, and special instructional and clerical staff are economically inefficient and restrictive in program offerings. Schools that are minimally sized are very expensive to operate.

The number of students in a school is a major factor in determining the efficiency of space utilization; schools that are too small do not offer optimal instructional standards or provide economically advantageous structures. Just like small schools are not economical, very large schools are not frugal to build, maintain, or staff. The logistics of managing and maintaining an overly large school can outweigh the reasons for building mega structures (such as more extensive program offerings in science or performing arts–these functions may be offered through magnet schools, thereby meeting a districtwide or area need without the burden of managing an overly large school reconfigured to offer such services).

Optimally, elementary schools should be planned for about 800 students, middle schools should be planned for about 1,200 students, and senior high schools should be planned for about 2,000 students. Flexibility and program offerings that allow schools to offer a more educationally diverse program or structural configurations that can provide significant economic rewards should always be considered when planning new schools. However, experience has shown that by modifying elementary schools sizes by more than 25% above or below the 800 student mark is not usually cost effective nor educationally practical. Secondary schools can sometimes be subjected to 25% to 50% modifications from the recommended median point and still be practical and efficient for both educational offerings and cost savings. Neither small or large schools provide cost saving benefits for construction nor for day-to-day operations; therefore, limiting the size of schools to near average size is usually preferable and more practical.

Educational Facilities Planning

The basic concept behind educational facilities planning is a simple one. A school building is primarily a school and secondarily a building. If the “school” is not planned in terms of its purposes, its scope, and its programs, the resulting structure will almost certainly just be a “building.” No architect, regardless of talent or experience in school plant design, can plan a school without guidance from the educators who will use it.

The educational facilities planning process is slow and difficult; planning that does not consider school needs beyond the immediate future places an undue burden on the present and future generations of students and taxpayers. Equally as important as long-range planning, no board should commit local and state revenues for a new educational plant that has not been planned by educators. Although the detailed procedures for educational facilities planning will vary considerably from school to school, the ultimate responsibility for the future rests with those professionals who plan today.

School Plant Design

An architect is responsible for designing the building to house the school program developed through the educational facilities planning process. Usually, the architect participates in that process so that educational planning and design do not constitute separate and distinct steps.

The architect uses other specialists in designing the building and the system(s) it will contain; for example, structural engineers, heating and cooling specialists, electrical engineers, and environmental specialists should be involved in the total process. Some broad guidelines appropriate to school building design are:

* A site (plot) plan should be developed to show the most effective use of the site for present needs and to guide future expansion. The site design and orientation should show awareness of the principles of “Crime Prevention Through Environmental Design” (CPTED) including natural access control, natural surveillance, and territorial reinforcement;
* A building should be functional in design; it should meet the needs of and facilitate the attainment of the designed or planned program of the school;
* The building must be made safe and healthful for all students and school staff personnel by observing all safety and sanitary regulations appropriate to school plants;
* A balance should be achieved between quality and economy in construction and the anticipated maintenance and operation of the plant;
* A building should be designed to permit economical expansion both in terms of additional classrooms and special facilities which will eventually serve the ultimate capacity of the school; e.g., media centers, cafeterias, circulation, sanitation, utilities, and administration should be built to their ultimate maximum sizes if additional classrooms are going to be needed for future expansion;
* Adequate lighting, natural and artificial, should be provided for all instructional spaces;
* A building should be designed to control the transient noise level; the objective in sonic design of instructional spaces is to secure the best hearing and speaking conditions without adversely affecting the surrounding or adjacent instructional programs;
* Thermal conditioning of school spaces should be provided by economically designed systems that also render long-term cost savings in maintenance and operations.

Florida Inventory of School Houses (FISH)

The district's educational plant survey extracts facilities data from FISH; therefore, if FISH is not current and accurate, the educational plant survey cannot be a valid assessment of needs. The district's facilities inventory may be corrected at any time when new additions or remodeling occurs, during a validation study conducted by the district or OEF, or as the result of an educational plant survey. FISH is the official inventory of the district's educational facilities. It is the responsibility of the district to maintain an updated inventory. Changes to FISH are subject to review by OEF for compliance with statutory and rule provisions as well as compliance with educational plant survey recommendations.

NOTE: FISH data is imported into the educational plant survey as it exists the moment the survey is created. When a complete new survey is started, the FISH data is imported and does not change even if FISH changes are subsequently made. When a supplemental/spot survey is created, FISH data is imported into the spot survey as it exists for only the selected facilities as of the moment the spot survey is created; this process allows districts to update FISH and then do an updated survey using current FISH data.

School Sites

Before a site is purchased or funds are encumbered for a site, it must meet the criteria established by §1013.36, F.S. Notably, the law requires a school board to coordinate site planning and selection with affected county and city governments to ensure consistency with local land-use plans. This coordination process is detailed in the interlocal agreement between the school board and the general-purpose local governments pursuant to §1013.33(2), F.S.

The choice of sites for new schools is critical to the overall development of a school plant program. In general, new sites should:

* Provide adequate space for school buildings;
* Provide adequate off-street parking and off-street loading/unloading;
* Provide adequate playground area.

In addition, new sites should generally be located to:

* Minimize transportation costs and provide safe access from neighborhoods to the school;
* Avoid sites where adjacent land uses may allow the location of undesirable commercial enterprises or industrial activities near the school;
* Prevent the location of a site adjacent to, or near, high voltage power transmission lines or in an airport approach flight path;
* Maximize proximity to residential areas and seek to collocate district educational facilities with other public facilities, such as parks, libraries, and community centers.

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Section 2: Facility Lists

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FACILITIES LISTS

Minimum Space Requirements

The Facility Lists component identifies the standard schools programs by grouping and listing the classrooms and support spaces that districts normally consider the most ideal for meeting the districts needs. These lists usually are a combination of elementary, middle, senior high, ancillary, and other special school centers such as exceptional students, alternative, and various types of combination schools, e.g. K-8, K-12, 6-12, etc.

All board approved and adopted facilities lists must conform to standards established in SREF. The facilities lists in EFIS are based on net square footage per space; the gross square footage in a facilities list for new construction is determined by adding a standardized percentage of the net square footage for all auxiliary and support spaces. Elementary schools have 27 percent added for net-to-gross conversions; middle schools have 32 percent added for net-to-gross conversions; and high schools have 34 percent added for net-to-gross conversions. An additional 6 percent is added to each type school for mechanical spaces.

Educational plant survey costs for student stations are determined by the Office of Economic and Demographic Research (EDR). Each five-year survey is based on cost factors that are 31 months (January, the midway point of the five-year survey period) from the official beginning of the survey period, which is July 1 of the first full year of the survey. All new capacity construction uses the appropriate grade level student station cost factors; the cost per square foot for new construction, remodeling, and renovation is based on actual statewide average construction cost data with the EDR cost index increase applied to use the same 31 months mid-point of the survey costs for planning purposes. This cost estimate process is applied uniformly to all surveys in all districts so that consistent estimates can be made. Actual costs are reported yearly in the 5-year district facilities work program annual budget.

Costs for remodeling recommendations are typically based on one-half the cost of new construction, but may vary significantly based on the type of remodeling. Costs for renovation recommendations are typically based on one-third the cost of new construction, and like remodeling costs, may vary significantly based on the renovation project. All cost estimates are best judgment approximations and may vary significantly between projects. Before entering into the planning phase on projects, the district should have a professional review of the estimated cost and assure that the current Uniform Building Code standards are applied when the cost estimates are made.

Cost estimates and recommendations for maintenance and operations of educational plants safety and sanitation deficiencies are not included in this survey. Boards should follow the requirements of §1013.12, F.S., to meet the needs in these areas.

Facilities recommended in accordance with the approved facilities lists at existing or recommended new schools may need to be changed as programs change.

Building New Schools Or Additions To Existing Schools Relative To Approved Facility Lists

All facility lists are developed and approved by a district school board to establish the district's standard schools by type and for the ideal size of schools. These lists, once approved by the board and by the Department, are used in the educational plant survey process to identify the space needs of existing schools (comparing FISH and COFTE to the facility lists) and for building new schools. Any new schools constructed or the expansion of existing schools must be relative to the approved facility list and the classroom capacity must not exceed the projected COFTE for that/those schools. When building a new school center or adding classroom capacity to an existing school, the capacity of the instructional spaces (classrooms) for the school may not exceed the projected COFTE planned for the school in the out-year of the survey even though the facility list may be for a larger number of students. The school's core facilities should be built to the full size of the facility list if it is reasonably anticipated that the school will eventually serve the number of students in the facility list; however, the classrooms must initially only be built to serve the projected COFTE; to do otherwise would violate the public trust and abuse tax-payer money.

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Status: Active Approved

Level: ELEMENTARY (PK - 05)

Target Number of Stations: 868

Total Stations: 868

Total Capacity: 868

Gross Sq. Feet: 125,235

Utilization: 1.000

Acres Required: 11

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
29	1	PK - 03	PRIMARY CLASSROOM (K-3)	882	25,578	18	522	32,484
13	2	04 - 08	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	858	11,154	22	286	14,165
3	10	PK - 03	PRIMARY SKILLS LAB (K-3)	882	2,646	18	0	3,360
1	13	PK - 05	ELEMENTARY P E STORAGE	315	315	1	0	400
1	14	PK - 05	ELEMENTARY COVERED PLAY AREA	3,096	3,096	86	0	3,931
6	40	PK - 12	RESOURCE ROOM	290	1,740	10	0	2,209
2	50	PK - 05	ART - ELEMENTARY	1,000	2,000	22	0	2,540
2	55	PK - 05	MUSIC - ELEMENTARY	1,000	2,000	22	0	2,540
2	60	PK - PK	E S E PRE-K	475	950	5	10	1,206
2	61	PK - 12	E S E PART-TIME	975	1,950	15	30	2,476
2	62	PK - 12	E S E FULL-TIME	950	1,900	10	20	2,413
3	65	PK - 12	E S E RESOURCE	380	1,140	4	0	1,447
2	66	PK - 12	E S E SUPPLEMENTARY INSTRUCTION	50	100	2	0	127
1	300	PK - VE	PRINCIPAL/DIRECTOR OFFICE	250	250	0	0	317
8	301	PK - VE	ASSISTANT PRINCIPAL/OTHER OFFICE	175	1,400	0	0	1,778
1	302	PK - VE	BOOKKEEPING OFFICE	125	125	0	0	158
2	303	PK - VE	SECRETARIAL SPACE	158	316	0	0	401
1	304	PK - VE	RECEPTION AREA	731	731	43	0	928
1	305	PK - VE	PRODUCTION WORKROOM	344	344	43	0	436
1	306	PK - VE	CONFERENCE ROOM	602	602	43	0	764
1	307	PK - VE	CLINIC	258	258	43	0	327
1	308	PK - VE	GENERAL SCHOOL STORAGE	430	430	43	0	546
1	309	PK - VE	VAULT/STUDENT RECORDS	258	258	43	0	327
1	310	PK - VE	SCHOOL STORE	86	86	43	0	109
1	311	PK - VE	STUDENT ACTIVITIES	430	430	43	0	546
1	312	PK - VE	COMPUTER AREA	129	129	43	0	163
2	313	PK - VE	CAREERS ROOM	258	516	43	0	655
3	314	PK - VE	ITINERANT OFFICE	125	375	0	0	476
1	315	PK - VE	TEACHER PLANNING OFFICE	1,720	1,720	86	0	2,184

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District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	316	PK - VE	TEACHER LOUNGE/DINING	344	344	86	0	436
1	330	PK - VE	CUSTODIAL RECEIVING	1,290	1,290	86	0	1,638
1	333	PK - VE	FLAMMABLE STORAGE	155	155	0	0	196
1	334	PK - VE	CUSTODIAL EQUIPMENT STORAGE	500	500	0	0	635
1	340	PK - VE	DINING AREA	3,440	3,440	86	0	4,368
1	341	PK - VE	KITCHEN & SERVING AREA	3,784	3,784	86	0	4,805
1	349	PK - VE	KITCHEN CHAIR STORAGE	172	172	43	0	218
1	361	PK - VE	MULTIPURPOSE ROOM (DINING)	2,666	2,666	86	0	3,385
1	362	PK - VE	MULTIPURPOSE ROOM CHAIR STORAGE	172	172	86	0	218
1	363	PK - VE	STAGE	990	990	1	0	1,257
1	364	PK - VE	STAGE STORAGE	430	430	86	0	546
1	365	PK - VE	STAGE DRESSING ROOM (MALE)	215	215	43	0	273
1	366	PK - VE	STAGE DRESSING ROOM (FEMALE)	215	215	43	0	273
1	367	PK - VE	CONTROL BOOTH/PROJECTION ROOM	100	100	1	0	127
1	368	PK - VE	TEXTBOOK STORAGE	301	301	43	0	382
1	380	PK - VE	LIBRARY (READING ROOM/STACKS)	3,182	3,182	86	0	4,041
1	381	PK - VE	MEDIA TECHNICAL PROCESSING	344	344	86	0	436
1	382	PK - VE	PROFESSIONAL LIBRARY	344	344	86	0	436
1	383	PK - VE	AUDIO VISUAL STORAGE	516	516	86	0	655
1	384	PK - VE	PERIODICAL STORAGE	172	172	86	0	218
1	385	PK - VE	CLOSED CIRCUIT TV LAB	602	602	86	0	764
1	386	PK - VE	CLOSED CIRCUIT STORAGE	430	430	86	0	546
1	387	PK - VE	MEDIA PRODUCTION LAB	430	430	86	0	546
1	388	PK - VE	MEDIA COPYING ROOM	172	172	86	0	218
1	389	PK - VE	MEDIA SMALL GROUP ROOM	86	86	43	0	109
1	390	PK - VE	MEDIA GROUP PROJECTS/INSTRUCTION	430	430	86	0	546
1	391	PK - VE	MEDIA MAINTENANCE/REPAIR	86	86	43	0	109
	806		REFERENCE	100	200	0	0	254
	808		MATERIAL STORAGE	100	200	0	0	254
	808		MATERIAL STORAGE	100	600	0	0	762
	808		MATERIAL STORAGE	100	300	0	0	381
	808		MATERIAL STORAGE	100	1,300	0	0	1,651
	808		MATERIAL STORAGE	100	2,900	0	0	3,683
	808		MATERIAL STORAGE	100	200	0	0	254

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	808		MATERIAL STORAGE	100	300	0	0	381
	808		MATERIAL STORAGE	100	200	0	0	254
	808		MATERIAL STORAGE	100	200	0	0	254
	808		MATERIAL STORAGE	100	200	0	0	254
	808		MATERIAL STORAGE	100	200	0	0	254
	811		OUTSIDE STORAGE	50	1,450	0	0	1,841
	811		OUTSIDE STORAGE	50	650	0	0	825
	812		PROJECT STORAGE	150	300	0	0	381
	813		STUDENT STORAGE	40	120	0	0	152
	813		STUDENT STORAGE	40	80	0	0	101
	813		STUDENT STORAGE	40	80	0	0	101
	813		STUDENT STORAGE	40	80	0	0	101
	813		STUDENT STORAGE	40	1,160	0	0	1,473
	813		STUDENT STORAGE	40	120	0	0	152
	814		STUDENT RESTROOM (BOTH SEXES)	60	180	0	0	228
	814		STUDENT RESTROOM (BOTH SEXES)	60	1,740	0	0	2,209
	815		STUDENT RESTROOM (MALE)	35	455	0	0	577
	815		STUDENT RESTROOM (MALE)	35	70	0	0	88
	815		STUDENT RESTROOM (MALE)	35	70	0	0	88
	816		STUDENT RESTROOM (FEMALE)	35	70	0	0	88
	816		STUDENT RESTROOM (FEMALE)	35	70	0	0	88
	816		STUDENT RESTROOM (FEMALE)	35	455	0	0	577
	817		STUDENT RESTROOM & BATH	110	220	0	0	279
	817		STUDENT RESTROOM & BATH	110	220	0	0	279
	831		MUSIC PRACTICE ROOM	70	140	0	0	177

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Level: MIDDLE (06 - 08)

Target Number of Stations: 1,021

Total Stations: 1,029

Total Capacity: 926

Gross Sq. Feet: 156,570

Utilization: 0.900

Acres Required: 13

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
27	2	04 - 08	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	858	23,166	22	594	30,579
1	11	04 - 08	INTERMEDIATE/MIDDLE SKILLS LAB (4-8)	858	858	22	22	1,132
3	20	04 - 08	INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8)	814	2,442	22	66	3,223
3	21	04 - 08	INTERMEDIATE/MIDDLE SCIENCE LAB (4-8)	1,122	3,366	22	66	4,443
4	40	PK - 12	RESOURCE ROOM	290	1,160	10	0	1,531
1	51	04 - 08	ART - MIDDLE	1,260	1,260	30	30	1,663
2	61	PK - 12	E S E PART-TIME	975	1,950	15	30	2,574
2	62	PK - 12	E S E FULL-TIME	950	1,900	10	20	2,508
1	63	PK - 12	E S E VOCATIONAL	1,140	1,140	12	12	1,504
1	64	PK - 12	E S E PT/OT LAB	475	475	5	0	627
3	65	PK - 12	E S E RESOURCE	380	1,140	4	0	1,504
2	66	PK - 12	E S E SUPPLEMENTARY INSTRUCTION	100	200	2	0	264
3	70	PK - 12	E S E ITINERANT	200	600	4	0	792
1	75	06 - 12	VOCAL MUSIC CLASS (MIDDLE-SR HIGH)	1,425	1,425	25	25	1,881
1	76	06 - 12	BAND CLASS (MIDDLE-SR HIGH)	2,000	2,000	40	40	2,640
1	81	06 - 12	RECORDING ROOM	225	225	5	0	297
1	90	06 - 12	P E DRESSING ROOM (MALE)	552	552	46	0	728
1	91	06 - 12	P E DRESSING ROOM (FEMALE)	552	552	46	0	728
1	92	06 - 12	P E LOCKER ROOM (MALE)	92	92	46	0	121
1	93	06 - 12	P E LOCKER ROOM (FEMALE)	92	92	46	0	121
1	94	06 - 12	P E SHOWER (MALE)	92	92	46	0	121
1	95	06 - 12	P E SHOWER (FEMALE)	92	92	46	0	121
1	96	06 - 12	P E DRYING AREA (MALE)	92	92	46	0	121
1	97	06 - 12	P E DRYING AREA (FEMALE)	92	92	46	0	121
1	98	06 - 12	P E STORAGE (MIDDLE-SR HIGH)	414	414	46	0	546
1	99	06 - 12	P E TEACHERS SHOWER (MALE)	22	22	1	0	29
1	100	06 - 12	P E TEACHERS SHOWER (FEMALE)	22	22	1	0	29
1	110	06 - 12	P E MULTIPURPOSE ROOM (MIDDLE-SR HIGH)	1,050	1,050	1	0	1,386
1	111	06 - 09	JR HIGH GYMNASIUM	5,800	5,800	80	80	7,656

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	113	06 - 12	GYMNASIUM SEATING	2,944	2,944	92	0	3,886
1	114	06 - 12	P E LAUNDRY	92	92	46	0	121
1	115	06 - 12	P E FIRST AID	92	92	46	0	121
1	116	06 - 12	P E TRAINING ROOM	250	250	1	0	330
1	117	06 - 12	P E WEIGHT ROOM	1,000	1,000	1	0	1,320
1	118	06 - 12	P E WRESTLING ROOM	1,680	1,680	1	0	2,217
1	120	06 - 12	GYMNASIUM STORAGE	138	138	46	0	182
1	210	06 - 09	BUSINESS EXPLORATION LAB	1,210	1,210	22	22	1,597
1	240	06 - 09	TECHNOLOGY/INDUSTRY EXPLORATION LAB	2,090	2,090	22	22	2,758
1	300	PK - VE	PRINCIPAL/DIRECTOR OFFICE	250	250	0	0	330
10	301	PK - VE	ASSISTANT PRINCIPAL/OTHER OFFICE	175	1,750	0	0	2,310
1	302	PK - VE	BOOKKEEPING OFFICE	125	125	0	0	165
3	303	PK - VE	SECRETARIAL SPACE	158	474	0	0	625
1	304	PK - VE	RECEPTION AREA	782	782	46	0	1,032
1	305	PK - VE	PRODUCTION WORKROOM	368	368	46	0	485
1	306	PK - VE	CONFERENCE ROOM	644	644	46	0	850
1	307	PK - VE	CLINIC	276	276	46	0	364
1	308	PK - VE	GENERAL SCHOOL STORAGE	460	460	46	0	607
1	309	PK - VE	VAULT/STUDENT RECORDS	276	276	46	0	364
1	310	PK - VE	SCHOOL STORE	92	92	46	0	121
1	311	PK - VE	STUDENT ACTIVITIES	460	460	46	0	607
1	312	PK - VE	COMPUTER AREA	138	138	46	0	182
1	313	PK - VE	CAREERS ROOM	276	276	46	0	364
3	314	PK - VE	ITINERANT OFFICE	125	375	0	0	495
1	315	PK - VE	TEACHER PLANNING OFFICE	1,840	1,840	92	0	2,428
1	316	PK - VE	TEACHER LOUNGE/DINING	368	368	92	0	485
1	330	PK - VE	CUSTODIAL RECEIVING	1,380	1,380	92	0	1,821
1	333	PK - VE	FLAMMABLE STORAGE	155	155	0	0	204
1	334	PK - VE	CUSTODIAL EQUIPMENT STORAGE	500	500	0	0	660
1	340	PK - VE	DINING AREA	3,680	3,680	92	0	4,857
1	341	PK - VE	KITCHEN & SERVING AREA	4,048	4,048	92	0	5,343
1	349	PK - VE	KITCHEN CHAIR STORAGE	184	184	46	0	242
1	351	06 - 12	MIDDLE/SR HIGH COVERED PATIO	3,312	3,312	92	0	4,371
1	361	PK - VE	MULTIPURPOSE ROOM (DINING)	2,852	2,852	92	0	3,764

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	362	PK - VE	MULTIPURPOSE ROOM CHAIR STORAGE	184	184	92	0	242
1	363	PK - VE	STAGE	990	990	1	0	1,306
1	364	PK - VE	STAGE STORAGE	460	460	92	0	607
1	365	PK - VE	STAGE DRESSING ROOM (MALE)	230	230	46	0	303
1	366	PK - VE	STAGE DRESSING ROOM (FEMALE)	230	230	46	0	303
1	367	PK - VE	CONTROL BOOTH/PROJECTION ROOM	100	100	1	0	132
1	368	PK - VE	TEXTBOOK STORAGE	322	322	46	0	425
1	369	06 - VE	STUDENT PERSONAL STORAGE	460	460	92	0	607
1	370	06 - VE	LOBBY	460	460	46	0	607
1	371	06 - VE	CONCESSIONS	200	200	1	0	264
1	372	06 - VE	TICKET BOOTH	30	30	1	0	39
1	380	PK - VE	LIBRARY (READING ROOM/STACKS)	3,404	3,404	92	0	4,493
1	381	PK - VE	MEDIA TECHNICAL PROCESSING	368	368	92	0	485
1	382	PK - VE	PROFESSIONAL LIBRARY	368	368	92	0	485
1	383	PK - VE	AUDIO VISUAL STORAGE	552	552	92	0	728
1	384	PK - VE	PERIODICAL STORAGE	184	184	92	0	242
1	385	PK - VE	CLOSED CIRCUIT TV LAB	644	644	92	0	850
1	386	PK - VE	CLOSED CIRCUIT STORAGE	460	460	92	0	607
1	387	PK - VE	MEDIA PRODUCTION LAB	460	460	92	0	607
1	388	PK - VE	MEDIA COPYING ROOM	184	184	92	0	242
1	389	PK - VE	MEDIA SMALL GROUP ROOM	92	92	46	0	121
1	390	PK - VE	MEDIA GROUP PROJECTS/INSTRUCTION	460	460	92	0	607
1	391	PK - VE	MEDIA MAINTENANCE/REPAIR	92	92	46	0	121
	803		INSTRUCTIONAL DARKROOM	100	100	0	0	132
	805		KILN	60	60	0	0	79
	806		REFERENCE	100	100	0	0	132
	808		MATERIAL STORAGE	100	2,700	0	0	3,564
	811		OUTSIDE STORAGE	50	1,350	0	0	1,782
	812		PROJECT STORAGE	150	450	0	0	594
	813		STUDENT STORAGE	40	80	0	0	105
	815		STUDENT RESTROOM (MALE)	35	945	0	0	1,247
	816		STUDENT RESTROOM (FEMALE)	35	945	0	0	1,247
	817		STUDENT RESTROOM & BATH	110	220	0	0	290
	830		MUSIC ENSEMBLE	300	300	0	0	396

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	831		MUSIC PRACTICE ROOM	70	70	0	0	92
	832		INSTRUMENT STORAGE	600	600	0	0	792
	833		ROBE STORAGE	150	150	0	0	198
	834		UNIFORM STORAGE	300	300	0	0	396
	835		MUSIC STUDIO	180	180	0	0	237
	836		SHEET MUSIC STORAGE	150	150	0	0	198
	837		MUSIC EQUIPMENT STORAGE	400	400	0	0	528
	849		VOCATIONAL PROJECT STORAGE	310	310	0	0	409
	851		VOCATIONAL TOOL STORAGE (LARGE)	310	310	0	0	409
	808		MATERIAL STORAGE	100	100	0	0	132
	815		STUDENT RESTROOM (MALE)	35	35	0	0	46
	816		STUDENT RESTROOM (FEMALE)	35	35	0	0	46
	808		MATERIAL STORAGE	100	300	0	0	396
	808		MATERIAL STORAGE	100	300	0	0	396
	812		PROJECT STORAGE	150	450	0	0	594
	808		MATERIAL STORAGE	100	400	0	0	528
	808		MATERIAL STORAGE	100	100	0	0	132
	812		PROJECT STORAGE	150	150	0	0	198
	808		MATERIAL STORAGE	100	200	0	0	264
	815		STUDENT RESTROOM (MALE)	35	70	0	0	92
	816		STUDENT RESTROOM (FEMALE)	35	70	0	0	92
	808		MATERIAL STORAGE	100	200	0	0	264
	813		STUDENT STORAGE	40	80	0	0	105
	815		STUDENT RESTROOM (MALE)	35	70	0	0	92
	816		STUDENT RESTROOM (FEMALE)	35	70	0	0	92
	808		MATERIAL STORAGE	100	100	0	0	132
	815		STUDENT RESTROOM (MALE)	35	35	0	0	46
	816		STUDENT RESTROOM (FEMALE)	35	35	0	0	46
	808		MATERIAL STORAGE	100	100	0	0	132
	813		STUDENT STORAGE	40	40	0	0	52
	817		STUDENT RESTROOM & BATH	110	110	0	0	145
	808		MATERIAL STORAGE	100	300	0	0	396
	813		STUDENT STORAGE	40	120	0	0	158
	808		MATERIAL STORAGE	100	200	0	0	264

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	808		MATERIAL STORAGE	100	300	0	0	396
	808		MATERIAL STORAGE	100	100	0	0	132
	806		REFERENCE	100	100	0	0	132
	808		MATERIAL STORAGE	100	100	0	0	132
	830		MUSIC ENSEMBLE	300	300	0	0	396
	831		MUSIC PRACTICE ROOM	70	70	0	0	92
	836		SHEET MUSIC STORAGE	150	150	0	0	198
	837		MUSIC EQUIPMENT STORAGE	400	400	0	0	528
	808		MATERIAL STORAGE	100	100	0	0	132
	808		MATERIAL STORAGE	100	100	0	0	132
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	800	0	0	1,056
27	815	06 - 12	STUDENT RESTROOM (MALE)	92	2,484	46	0	3,278
27	816	06 - 12	STUDENT RESTROOM (FEMALE)	92	2,484	46	0	3,278

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Level: SENIOR HIGH (09 - 12)

Target Number of Stations: 1,999

Total Stations: 1,999

Total Capacity: 1,899

Gross Sq. Feet: 334,508

Utilization: 1.000

Acres Required: 30

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
34	3	09 - 12	SENIOR HIGH CLASSROOM (9-12)	800	27,200	25	850	36,448
4	12	09 - 12	SENIOR HIGH SKILLS LAB (9-12)	800	3,200	25	100	4,288
4	22	09 - 12	SENIOR HIGH SCIENCE DEMO (9-12)	925	3,700	25	100	4,958
6	23	09 - 12	SENIOR HIGH SCIENCE LAB (9-12)	1,275	7,650	25	150	10,251
8	40	PK - 12	RESOURCE ROOM	290	2,320	10	0	3,108
2	52	09 - 12	ART - SENIOR HIGH	1,590	3,180	30	60	4,261
4	61	PK - 12	E S E PART-TIME	975	3,900	15	60	5,226
4	62	PK - 12	E S E FULL-TIME	950	3,800	10	40	5,092
2	63	PK - 12	E S E VOCATIONAL	1,140	2,280	12	24	3,055
6	65	PK - 12	E S E RESOURCE	380	2,280	4	0	3,055
4	66	PK - 12	E S E SUPPLEMENTARY INSTRUCTION	100	400	2	0	536
1	75	06 - 12	VOCAL MUSIC CLASS (MIDDLE-SR HIGH)	1,425	1,425	25	25	1,909
1	76	06 - 12	BAND CLASS (MIDDLE-SR HIGH)	2,000	2,000	50	50	2,680
1	81	06 - 12	RECORDING ROOM	225	225	5	0	301
1	82	06 - 12	INSTRUMENT REPAIR	0	0	0	0	0
1	90	06 - 12	P E DRESSING ROOM (MALE)	1,128	1,128	94	0	1,511
1	91	06 - 12	P E DRESSING ROOM (FEMALE)	1,128	1,128	94	0	1,511
2	92	06 - 12	P E LOCKER ROOM (MALE)	188	376	94	0	503
2	93	06 - 12	P E LOCKER ROOM (FEMALE)	188	376	94	0	503
2	94	06 - 12	P E SHOWER (MALE)	188	376	94	0	503
2	95	06 - 12	P E SHOWER (FEMALE)	188	376	94	0	503
1	96	06 - 12	P E DRYING AREA (MALE)	188	188	94	0	251
1	97	06 - 12	P E DRYING AREA (FEMALE)	188	188	94	0	251
1	98	06 - 12	P E STORAGE (MIDDLE-SR HIGH)	846	846	94	0	1,133
1	99	06 - 12	P E TEACHERS SHOWER (MALE)	22	22	1	0	29
1	100	06 - 12	P E TEACHERS SHOWER (FEMALE)	22	22	1	0	29
1	110	06 - 12	P E MULTIPURPOSE ROOM (MIDDLE-SR HIGH)	1,050	1,050	1	0	1,407
1	112	09 - 12	SR HIGH GYMNASIUM	6,500	6,500	70	70	8,710
1	113	06 - 12	GYMNASIUM SEATING	6,048	6,048	189	0	8,104

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	114	06 - 12	P E LAUNDRY	188	188	94	0	251
1	115	06 - 12	P E FIRST AID	188	188	94	0	251
1	116	06 - 12	P E TRAINING ROOM	250	250	1	0	335
1	117	06 - 12	P E WEIGHT ROOM	1,000	1,000	1	0	1,340
1	118	06 - 12	P E WRESTLING ROOM	1,680	1,680	1	0	2,251
1	119	06 - 12	P E GYMNASTICS & DANCE	1,050	1,050	1	0	1,407
1	120	06 - 12	GYMNASIUM STORAGE	282	282	94	0	377
1	201	09 - 12	PRACTICAL AGRICULTURE LAB	1,250	1,250	25	25	1,675
1	203	09 - VE	MEDIUM AGRICULTURE LAB	1,600	1,600	20	20	2,144
2	204	09 - VE	LARGE AGRICULTURE LAB	2,560	5,120	20	40	6,860
3	211	09 - 12	PRACTICAL BUSINESS LAB	1,550	4,650	25	75	6,231
2	212	09 - VE	BUSINESS EDUCATION LAB	1,460	2,920	20	40	3,912
1	232	09 - VE	SMALL HOME ECONOMICS LAB	1,100	1,100	20	20	1,474
1	233	09 - VE	MEDIUM HOME ECONOMICS LAB	1,380	1,380	20	20	1,849
1	241	09 - 12	SMALL TECHNOLOGY LAB	1,625	1,625	25	25	2,177
1	242	09 - 12	MEDIUM TECHNOLOGY LAB	2,375	2,375	25	25	3,182
1	243	09 - 12	LARGE TECHNOLOGY LAB	3,375	3,375	25	25	4,522
1	245	09 - VE	MEDIUM INDUSTRIAL LAB	1,800	1,800	20	20	2,412
1	246	09 - VE	LARGE INDUSTRIAL LAB	4,000	4,000	20	20	5,360
1	251	09 - 12	PRACTICAL HEALTH LAB	1,400	1,400	25	25	1,876
1	253	09 - VE	MEDIUM HEALTH LAB	2,200	2,200	20	20	2,948
1	263	09 - VE	MEDIUM PUBLIC SERVICE LAB	1,300	1,300	20	20	1,742
1	270	09 - VE	WORK EVALUATION LAB	1,110	1,110	15	0	1,487
1	271	09 - VE	VPI LAB	705	705	15	0	944
1	300	PK - VE	PRINCIPAL/DIRECTOR OFFICE	250	250	0	0	335
13	301	PK - VE	ASSISTANT PRINCIPAL/OTHER OFFICE	175	2,275	0	0	3,048
1	302	PK - VE	BOOKKEEPING OFFICE	125	125	0	0	167
2	303	PK - VE	SECRETARIAL SPACE	158	316	0	0	423
1	304	PK - VE	RECEPTION AREA	1,598	1,598	94	0	2,141
2	305	PK - VE	PRODUCTION WORKROOM	752	1,504	94	0	2,015
1	306	PK - VE	CONFERENCE ROOM	1,316	1,316	94	0	1,763
1	307	PK - VE	CLINIC	564	564	94	0	755
1	308	PK - VE	GENERAL SCHOOL STORAGE	940	940	94	0	1,259
1	309	PK - VE	VAULT/STUDENT RECORDS	564	564	94	0	755

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	310	PK - VE	SCHOOL STORE	188	188	94	0	251
1	311	PK - VE	STUDENT ACTIVITIES	940	940	94	0	1,259
1	312	PK - VE	COMPUTER AREA	282	282	94	0	377
1	313	PK - VE	CAREERS ROOM	564	564	94	0	755
5	314	PK - VE	ITINERANT OFFICE	125	625	0	0	837
1	315	PK - VE	TEACHER PLANNING OFFICE	3,780	3,780	189	0	5,065
1	316	PK - VE	TEACHER LOUNGE/DINING	756	756	189	0	1,013
1	330	PK - VE	CUSTODIAL RECEIVING	2,835	2,835	189	0	3,798
1	333	PK - VE	FLAMMABLE STORAGE	155	155	0	0	207
1	334	PK - VE	CUSTODIAL EQUIPMENT STORAGE	500	500	0	0	670
1	340	PK - VE	DINING AREA	7,560	7,560	189	0	10,130
1	341	PK - VE	KITCHEN & SERVING AREA	8,316	8,316	189	0	11,143
1	349	PK - VE	KITCHEN CHAIR STORAGE	376	376	94	0	503
1	351	06 - 12	MIDDLE/SR HIGH COVERED PATIO	6,804	6,804	189	0	9,117
1	360	06 - VE	AUDITORIUM	5,670	5,670	189	0	7,597
1	363	PK - VE	STAGE	990	990	1	0	1,326
1	364	PK - VE	STAGE STORAGE	945	945	189	0	1,266
1	365	PK - VE	STAGE DRESSING ROOM (MALE)	470	470	94	0	629
1	366	PK - VE	STAGE DRESSING ROOM (FEMALE)	470	470	94	0	629
1	367	PK - VE	CONTROL BOOTH/PROJECTION ROOM	100	100	1	0	134
1	368	PK - VE	TEXTBOOK STORAGE	658	658	94	0	881
1	369	06 - VE	STUDENT PERSONAL STORAGE	945	945	189	0	1,266
2	370	06 - VE	LOBBY	940	1,880	94	0	2,519
3	371	06 - VE	CONCESSIONS	200	600	1	0	804
2	372	06 - VE	TICKET BOOTH	30	60	1	0	80
1	380	PK - VE	LIBRARY (READING ROOM/STACKS)	6,993	6,993	189	0	9,370
1	381	PK - VE	MEDIA TECHNICAL PROCESSING	756	756	189	0	1,013
1	382	PK - VE	PROFESSIONAL LIBRARY	756	756	189	0	1,013
1	383	PK - VE	AUDIO VISUAL STORAGE	1,134	1,134	189	0	1,519
1	384	PK - VE	PERIODICAL STORAGE	378	378	189	0	506
1	385	PK - VE	CLOSED CIRCUIT TV LAB	1,323	1,323	189	0	1,772
1	386	PK - VE	CLOSED CIRCUIT STORAGE	945	945	189	0	1,266
1	387	PK - VE	MEDIA PRODUCTION LAB	945	945	189	0	1,266
1	388	PK - VE	MEDIA COPYING ROOM	378	378	189	0	506

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	389	PK - VE	MEDIA SMALL GROUP ROOM	188	188	94	0	251
1	390	PK - VE	MEDIA GROUP PROJECTS/INSTRUCTION	945	945	189	0	1,266
1	391	PK - VE	MEDIA MAINTENANCE/REPAIR	188	188	94	0	251
2	708	09 - 12	JROTC	1,050	2,100	25	50	2,814
	800		ARMS ROOM	150	300	0	0	402
	801		FIRING RANGE (INDOOR)	2,400	4,800	0	0	6,432
	802		INSTRUCTIONAL CONFERENCE ROOM	225	450	0	0	603
	802		INSTRUCTIONAL CONFERENCE ROOM	225	225	0	0	301
	803		INSTRUCTIONAL DARKROOM	100	200	0	0	268
	804		DISPENSARY	135	135	0	0	180
	805		KILN	60	120	0	0	160
	806		REFERENCE	100	100	0	0	134
	806		REFERENCE	100	100	0	0	134
	806		REFERENCE	100	200	0	0	268
	806		REFERENCE	100	100	0	0	134
	806		REFERENCE	100	100	0	0	134
	806		REFERENCE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	300	0	0	402
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	400	0	0	536
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	400	0	0	536
	808		MATERIAL STORAGE	100	600	0	0	804

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	808		MATERIAL STORAGE	100	400	0	0	536
	808		MATERIAL STORAGE	100	400	0	0	536
	808		MATERIAL STORAGE	100	3,400	0	0	4,556
	808		MATERIAL STORAGE	100	600	0	0	804
	808		MATERIAL STORAGE	100	800	0	0	1,072
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	400	0	0	536
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	790	0	0	1,058
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	812		PROJECT STORAGE	150	150	0	0	201
	812		PROJECT STORAGE	150	150	0	0	201
	812		PROJECT STORAGE	150	600	0	0	804
	812		PROJECT STORAGE	150	900	0	0	1,206
	812		PROJECT STORAGE	150	300	0	0	402
	813		STUDENT STORAGE	40	160	0	0	214
	813		STUDENT STORAGE	40	160	0	0	214
	813		STUDENT STORAGE	40	240	0	0	321
	815		STUDENT RESTROOM (MALE)	35	140	0	0	187
	815		STUDENT RESTROOM (MALE)	35	70	0	0	93
	815		STUDENT RESTROOM (MALE)	35	140	0	0	187
4	815	06 - 12	STUDENT RESTROOM (MALE)	188	752	94	0	1,007
4	816	06 - 12	STUDENT RESTROOM (FEMALE)	188	752	94	0	1,007
	816		STUDENT RESTROOM (FEMALE)	35	140	0	0	187
	816		STUDENT RESTROOM (FEMALE)	35	70	0	0	93
	816		STUDENT RESTROOM (FEMALE)	35	140	0	0	187
	817		STUDENT RESTROOM & BATH	110	440	0	0	589

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	818		LOCKERS/RESTROOM/SHOWER (ESE/VOC ED)	225	450	0	0	603
	818		LOCKERS/RESTROOM/SHOWER (ESE/VOC ED)	225	225	0	0	301
	830		MUSIC ENSEMBLE	300	300	0	0	402
	830		MUSIC ENSEMBLE	300	300	0	0	402
	831		MUSIC PRACTICE ROOM	70	70	0	0	93
	831		MUSIC PRACTICE ROOM	70	70	0	0	93
	832		INSTRUMENT STORAGE	600	600	0	0	804
	833		ROBE STORAGE	150	150	0	0	201
	834		UNIFORM STORAGE	300	300	0	0	402
	835		MUSIC STUDIO	180	180	0	0	241
	836		SHEET MUSIC STORAGE	150	150	0	0	201
	836		SHEET MUSIC STORAGE	150	150	0	0	201
	837		MUSIC EQUIPMENT STORAGE	400	400	0	0	536
	837		MUSIC EQUIPMENT STORAGE	400	400	0	0	536
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	1,360	20	0	1,822
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	841		GREENHOUSE	800	800	0	0	1,072
	841		GREENHOUSE	800	1,600	0	0	2,144
	841		GREENHOUSE	800	800	0	0	1,072
	842		KITCHEN (HOME ECONOMICS)	125	125	0	0	167
	843		LAUNDRY (HOME ECONOMICS)	50	50	0	0	67
	846		RECEPTION (VOC ED INSTRUCTION)	90	90	0	0	120
	847		VOCATIONAL FLAMMABLE STORAGE	125	125	0	0	167
	847		VOCATIONAL FLAMMABLE STORAGE	125	125	0	0	167
	847		VOCATIONAL FLAMMABLE STORAGE	125	125	0	0	167
	847		VOCATIONAL FLAMMABLE STORAGE	125	250	0	0	335
	848		VOCATIONAL MACHINERY STORAGE	1,100	2,200	0	0	2,948
	848		VOCATIONAL MACHINERY STORAGE	1,100	1,100	0	0	1,474

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	848		VOCATIONAL MACHINERY STORAGE	1,100	1,100	0	0	1,474
	849		VOCATIONAL PROJECT STORAGE	310	310	0	0	415
	849		VOCATIONAL PROJECT STORAGE	310	310	0	0	415
	849		VOCATIONAL PROJECT STORAGE	310	310	0	0	415
	849		VOCATIONAL PROJECT STORAGE	310	310	0	0	415
	850		VOCATIONAL TOOL STORAGE (SMALL)	195	195	0	0	261
	850		VOCATIONAL TOOL STORAGE (SMALL)	195	195	0	0	261
	850		VOCATIONAL TOOL STORAGE (SMALL)	195	195	0	0	261
	851		VOCATIONAL TOOL STORAGE (LARGE)	310	310	0	0	415
	851		VOCATIONAL TOOL STORAGE (LARGE)	310	620	0	0	830
	851		VOCATIONAL TOOL STORAGE (LARGE)	310	310	0	0	415
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	800	0	0	1,072
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	800	0	0	1,072
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	800	0	0	1,072
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	800	0	0	1,072
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	800	0	0	1,072
	853		VOCATIONAL TESTING	250	250	0	0	335
	853		VOCATIONAL TESTING	250	250	0	0	335

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Level: COUNTY ADMINISTRATION (CA - CA)

Target Number of Stations: 0

Total Stations: 0

Total Capacity: 0

Gross Sq. Feet: 50,931

Utilization: 0.000

Acres Required: 7

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	400	CA - DS	SUPERINTENDENTS OFFICE	0	0	0	0	0
6	401	CA - DS	ANCILLARY CONFERENCE ROOM	0	0	0	0	0
1	402	CA - DS	SUPERINTENDENTS SECRETARY	0	0	0	0	0
6	403	CA - DS	ANCILLARY SECRETARIAL/CLERICAL OFFICE	0	0	0	0	0
6	404	CA - DS	ANCILLARY RECEPTION AREA	0	0	0	0	0
2	405	CA - DS	VAULT	0	0	0	0	0
4	406	CA - DS	ASSISTANT SUPERINTENDENTS OFFICE	0	0	0	0	0
20	407	CA - DS	ANCILLARY ADMINISTRATIVE OFFICE	0	0	0	0	0
1	408	CA - DS	BUSINESS OPERATIONS WORK AREA	0	0	0	0	0
2	409	CA - DS	BUSINESS OPERATIONS STORAGE	0	0	0	0	0
1	410	CA - DS	SCHOOL PLANT PLANNING	0	0	0	0	0
1	411	CA - DS	WORD PROCESSING CENTER	0	0	0	0	0
1	412	CA - DS	PERSONNEL SERVICES	0	0	0	0	0
1	413	CA - DS	CENTRAL REPRODUCTION & COPY	0	0	0	0	0
1	414	CA - DS	CENTRAL ADMINISTRATIVE SUPPLY	0	0	0	0	0
1	415	CA - DS	MAIL ROOM	0	0	0	0	0
1	416	CA - DS	ANCILLARY CUSTODIAL SERVICES	0	0	0	0	0
1	417	CA - DS	CENTRAL SECURITY OFFICE	0	0	0	0	0
6	418	CA - DS	ANCILLARY ADMINISTRATIVE STORAGE	0	0	0	0	0
2	419	CA - DS	ANCILLARY FLAMMABLE STORAGE	0	0	0	0	0
1	420	CA - DS	SCHOOL BOARD MEETING ROOM	0	0	0	0	0
2	421	CA - DS	ANCILLARY STAFF LOUNGE	0	0	0	0	0
1	422	CA - DS	MAIN LOBBY & SWITCHBOARD	0	0	0	0	0
8	424	CA - DS	DIRECTORS OFFICE	0	0	0	0	0
8	425	CA - DS	ASSISTANT DIRECTORS OFFICE	0	0	0	0	0
12	426	CA - DS	GENERAL ANCILLARY OFFICE	0	0	0	0	0
2	427	CA - DS	STAFF DEVELOPMENT/INSTRUCTION	0	0	0	0	0
10	428	CA - DS	OTHER ANCILLARY ADMINISTRATIVE SUPPORT	0	0	0	0	0
1	500	CA - DS	PROGRAMMER ROOM	0	0	0	0	0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	501	CA - DS	DATA PROCESSING TECHNICAL AREA	0	0	0	0	0
1	502	CA - DS	DATA PROCESSING EQUIPMENT	0	0	0	0	0
1	503	CA - DS	COMPUTER ROOM (RAISED FLOOR)	0	0	0	0	0
1	504	CA - DS	OFF-LINE EQUIPMENT	0	0	0	0	0
2	505	CA - DS	ANCILLARY COMPUTER STORAGE	0	0	0	0	0
4	506	CA - DS	OTHER CENTRAL EQUIPMENT SUPPORT	0	0	0	0	0
4	824	CA - DS	ANCILLARY RESTROOM (MALE)	0	0	0	0	0
4	825	CA - DS	ANCILLARY RESTROOM (FEMALE)	0	0	0	0	0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Level:	TRANSPORTATION (DS - DS)	**Gross Sq. Feet:**	22,283
Target Number of Stations:	0	**Utilization:**	0.000
Total Stations:	0	**Acres Required:**	7
Total Capacity:	0		

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
7	426	CA - DS	GENERAL ANCILLARY OFFICE	0	0	0	0	0
3	585	CA - DS	SCHOOL BUS PARTS ROOM	0	0	0	0	0
2	586	CA - DS	SCHOOL BUS MACHINE SHOP	0	0	0	0	0
1	587	CA - DS	SCHOOL BUS GLASS/UPHOLSTERY SHOP	0	0	0	0	0
2	588	CA - DS	SCHOOL BUS BODY SHOP	0	0	0	0	0
3	589	CA - DS	SCHOOL BUS PAINT/FLAMMABLE STORAGE	0	0	0	0	0
1	590	CA - DS	SCHOOL BUS PAINT BAY	0	0	0	0	0
3	591	CA - DS	SCHOOL BUS TIRE STORAGE & MOUNTING	0	0	0	0	0
8	592	CA - DS	SCHOOL BUS WORK BAY	0	0	0	0	0
1	593	CA - DS	SCHOOL BUS DRIVERS CLASSROOM	0	0	0	0	0
4	594	CA - DS	ANCILLARY SUPPORT STORAGE	0	0	0	0	0
4	824	CA - DS	ANCILLARY RESTROOM (MALE)	0	0	0	0	0
4	825	CA - DS	ANCILLARY RESTROOM (FEMALE)	0	0	0	0	0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Level: MULTIPLE USE SUPPORT (DS - DS)

Gross Sq. Feet: 63,665

Target Number of Stations: 0

Utilization: 0.000

Total Stations: 0

Acres Required: 7

Total Capacity: 0

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	413	CA - DS	CENTRAL REPRODUCTION & COPY	0	0	0	0	0
1	510	CA - DS	WAREHOUSE STORAGE	0	0	0	0	0
1	520	CA - DS	CARPENTRY SHOP	0	0	0	0	0
1	525	CA - DS	GLAZING SHOP	0	0	0	0	0
1	530	CA - DS	MASONRY SHOP	0	0	0	0	0
1	535	CA - DS	SMALL ENGINE SHOP	0	0	0	0	0
1	540	CA - DS	ELECTRONICS SHOP	0	0	0	0	0
1	545	CA - DS	ELECTRICAL SHOP	0	0	0	0	0
1	550	CA - DS	MACHINE SHOP	0	0	0	0	0
1	555	CA - DS	PLUMBING SHOP	0	0	0	0	0
1	560	CA - DS	PAINT SHOP	0	0	0	0	0
1	565	CA - DS	WELDING SHOP	0	0	0	0	0
1	570	CA - DS	AIR CONDITIONING SHOP	0	0	0	0	0
1	575	CA - DS	CARPET SHOP	0	0	0	0	0
1	580	CA - DS	LOCKSMITH SHOP	0	0	0	0	0
1	585	CA - DS	SCHOOL BUS PARTS ROOM	0	0	0	0	0
1	586	CA - DS	SCHOOL BUS MACHINE SHOP	0	0	0	0	0
1	587	CA - DS	SCHOOL BUS GLASS/UPHOLSTERY SHOP	0	0	0	0	0
1	588	CA - DS	SCHOOL BUS BODY SHOP	0	0	0	0	0
1	589	CA - DS	SCHOOL BUS PAINT/FLAMMABLE STORAGE	0	0	0	0	0
1	590	CA - DS	SCHOOL BUS PAINT BAY	0	0	0	0	0
1	591	CA - DS	SCHOOL BUS TIRE STORAGE & MOUNTING	0	0	0	0	0
1	592	CA - DS	SCHOOL BUS WORK BAY	0	0	0	0	0
1	593	CA - DS	SCHOOL BUS DRIVERS CLASSROOM	0	0	0	0	0
1	594	CA - DS	ANCILLARY SUPPORT STORAGE	0	0	0	0	0
2	824	CA - DS	ANCILLARY RESTROOM (MALE)	0	0	0	0	0
2	825	CA - DS	ANCILLARY RESTROOM (FEMALE)	0	0	0	0	0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Level: PRE-K E S E (PK - PK)

Target Number of Stations: 115

Total Stations: 115

Total Capacity: 115

Gross Sq. Feet: 41,605

Utilization: 1.000

Acres Required: 4

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	10	PK - 03	PRIMARY SKILLS LAB (K-3)	882	882	18	0	1,181
1	14	PK - 05	ELEMENTARY COVERED PLAY AREA	396	396	11	0	530
1	40	PK - 12	RESOURCE ROOM	290	290	10	0	388
1	50	PK - 05	ART - ELEMENTARY	1,000	1,000	22	0	1,340
1	55	PK - 05	MUSIC - ELEMENTARY	1,000	1,000	22	0	1,340
18	60	PK - PK	E S E PRE-K	475	8,550	5	90	11,457
1	61	PK - 12	E S E PART-TIME	975	975	15	15	1,306
1	62	PK - 12	E S E FULL-TIME	950	950	10	10	1,273
1	64	PK - 12	E S E PT/OT LAB	475	475	5	0	636
1	65	PK - 12	E S E RESOURCE	380	380	4	0	509
1	66	PK - 12	E S E SUPPLEMENTARY INSTRUCTION	50	50	2	0	67
1	69	PK - 12	E S E AUDIOLOGY LAB	250	250	0	0	335
3	70	PK - 12	E S E ITINERANT	200	600	4	0	804
1	300	PK - VE	PRINCIPAL/DIRECTOR OFFICE	250	250	0	0	335
25	301	PK - VE	ASSISTANT PRINCIPAL/OTHER OFFICE	175	4,375	0	0	5,862
1	304	PK - VE	RECEPTION AREA	85	85	5	0	113
1	305	PK - VE	PRODUCTION WORKROOM	40	40	5	0	53
4	306	PK - VE	CONFERENCE ROOM	70	280	5	0	375
1	307	PK - VE	CLINIC	30	30	5	0	40
1	308	PK - VE	GENERAL SCHOOL STORAGE	50	50	5	0	67
1	309	PK - VE	VAULT/STUDENT RECORDS	30	30	5	0	40
1	311	PK - VE	STUDENT ACTIVITIES	50	50	5	0	67
1	312	PK - VE	COMPUTER AREA	15	15	5	0	20
1	314	PK - VE	ITINERANT OFFICE	125	125	0	0	167
3	315	PK - VE	TEACHER PLANNING OFFICE	220	660	11	0	884
1	316	PK - VE	TEACHER LOUNGE/DINING	44	44	11	0	58
1	330	PK - VE	CUSTODIAL RECEIVING	165	165	11	0	221
1	341	PK - VE	KITCHEN & SERVING AREA	484	484	11	0	648
2	349	PK - VE	KITCHEN CHAIR STORAGE	20	40	5	0	53

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	361	PK - VE	MULTIPURPOSE ROOM (DINING)	341	341	11	0	456
1	363	PK - VE	STAGE	990	990	1	0	1,326
1	380	PK - VE	LIBRARY (READING ROOM/STACKS)	407	407	11	0	545
1	382	PK - VE	PROFESSIONAL LIBRARY	44	44	11	0	58
1	384	PK - VE	PERIODICAL STORAGE	22	22	11	0	29
	806		REFERENCE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	1,800	0	0	2,412
	808		MATERIAL STORAGE	100	300	0	0	402
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	812		PROJECT STORAGE	150	150	0	0	201
	813		STUDENT STORAGE	40	40	0	0	53
	813		STUDENT STORAGE	40	40	0	0	53
	813		STUDENT STORAGE	40	40	0	0	53
	813		STUDENT STORAGE	40	720	0	0	964
	813		STUDENT STORAGE	40	40	0	0	53
	813		STUDENT STORAGE	40	40	0	0	53
	814		STUDENT RESTROOM (BOTH SEXES)	60	60	0	0	80
	815		STUDENT RESTROOM (MALE)	35	35	0	0	46
	815		STUDENT RESTROOM (MALE)	35	35	0	0	46
	816		STUDENT RESTROOM (FEMALE)	35	35	0	0	46
	816		STUDENT RESTROOM (FEMALE)	35	35	0	0	46
	817		STUDENT RESTROOM & BATH	110	110	0	0	147
	817		STUDENT RESTROOM & BATH	110	1,980	0	0	2,653
	817		STUDENT RESTROOM & BATH	110	110	0	0	147
	831		MUSIC PRACTICE ROOM	70	70	0	0	93

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Level: ALTERNATIVE EDUCATION (06 - 12)

Target Number of Stations: 191

Total Stations: 191

Total Capacity: 191

Gross Sq. Feet: 28,323

Utilization: 1.000

Acres Required: 7

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
2	11	04 - 08	INTERMEDIATE/MIDDLE SKILLS LAB (4-8)	858	1,716	22	44	2,299
3	12	09 - 12	SENIOR HIGH SKILLS LAB (9-12)	800	2,400	25	75	3,216
1	20	04 - 08	INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8)	814	814	22	22	1,090
1	23	09 - 12	SENIOR HIGH SCIENCE LAB (9-12)	1,275	1,275	25	25	1,708
1	40	PK - 12	RESOURCE ROOM	290	290	10	0	388
1	61	PK - 12	E S E PART-TIME	975	975	15	15	1,306
1	62	PK - 12	E S E FULL-TIME	950	950	10	10	1,273
1	65	PK - 12	E S E RESOURCE	380	380	4	0	509
1	66	PK - 12	E S E SUPPLEMENTARY INSTRUCTION	50	50	2	0	67
1	70	PK - 12	E S E ITINERANT	200	200	4	0	268
1	98	06 - 12	P E STORAGE (MIDDLE-SR HIGH)	81	81	9	0	108
1	110	06 - 12	P E MULTIPURPOSE ROOM (MIDDLE-SR HIGH)	1,050	1,050	1	0	1,407
1	270	09 - VE	WORK EVALUATION LAB	1,110	1,110	15	0	1,487
1	271	09 - VE	VPI LAB	705	705	15	0	944
1	300	PK - VE	PRINCIPAL/DIRECTOR OFFICE	250	250	0	0	335
3	301	PK - VE	ASSISTANT PRINCIPAL/OTHER OFFICE	175	525	0	0	703
1	302	PK - VE	BOOKKEEPING OFFICE	125	125	0	0	167
1	303	PK - VE	SECRETARIAL SPACE	158	158	0	0	211
1	304	PK - VE	RECEPTION AREA	153	153	9	0	205
1	305	PK - VE	PRODUCTION WORKROOM	72	72	9	0	96
1	306	PK - VE	CONFERENCE ROOM	126	126	9	0	168
1	307	PK - VE	CLINIC	54	54	9	0	72
1	308	PK - VE	GENERAL SCHOOL STORAGE	90	90	9	0	120
1	309	PK - VE	VAULT/STUDENT RECORDS	54	54	9	0	72
1	314	PK - VE	ITINERANT OFFICE	125	125	0	0	167
1	315	PK - VE	TEACHER PLANNING OFFICE	380	380	19	0	509
1	330	PK - VE	CUSTODIAL RECEIVING	285	285	19	0	381
1	334	PK - VE	CUSTODIAL EQUIPMENT STORAGE	500	500	0	0	670
1	361	PK - VE	MULTIPURPOSE ROOM (DINING)	589	589	19	0	789

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	368	PK - VE	TEXTBOOK STORAGE	63	63	9	0	84
1	369	06 - VE	STUDENT PERSONAL STORAGE	95	95	19	0	127
1	371	06 - VE	CONCESSIONS	200	200	1	0	268
1	380	PK - VE	LIBRARY (READING ROOM/STACKS)	703	703	19	0	942
1	381	PK - VE	MEDIA TECHNICAL PROCESSING	76	76	19	0	101
1	382	PK - VE	PROFESSIONAL LIBRARY	76	76	19	0	101
1	383	PK - VE	AUDIO VISUAL STORAGE	114	114	19	0	152
1	384	PK - VE	PERIODICAL STORAGE	38	38	19	0	50
1	387	PK - VE	MEDIA PRODUCTION LAB	95	95	19	0	127
1	390	PK - VE	MEDIA GROUP PROJECTS/INSTRUCTION	95	95	19	0	127
1	391	PK - VE	MEDIA MAINTENANCE/REPAIR	18	18	9	0	24
	802		INSTRUCTIONAL CONFERENCE ROOM	225	225	0	0	301
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	300	0	0	402
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	100	0	0	134
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	812		PROJECT STORAGE	150	150	0	0	201
	812		PROJECT STORAGE	150	150	0	0	201
	813		STUDENT STORAGE	40	40	0	0	53
	813		STUDENT STORAGE	40	40	0	0	53
	813		STUDENT STORAGE	40	40	0	0	53
	815		STUDENT RESTROOM (MALE)	35	35	0	0	46
	815		STUDENT RESTROOM (MALE)	35	35	0	0	46
	815		STUDENT RESTROOM (MALE)	35	70	0	0	93
	816		STUDENT RESTROOM (FEMALE)	35	70	0	0	93
	816		STUDENT RESTROOM (FEMALE)	35	35	0	0	46

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	816		STUDENT RESTROOM (FEMALE)	35	35	0	0	46
	817		STUDENT RESTROOM & BATH	110	110	0	0	147
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	846		RECEPTION (VOC ED INSTRUCTION)	90	90	0	0	120
	853		VOCATIONAL TESTING	250	250	0	0	335
	853		VOCATIONAL TESTING	250	250	0	0	335

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Level:	EXCEPTIONAL STUDENT (KG - 12)	**Gross Sq. Feet:**	67,272
Target Number of Stations:	333	**Utilization:**	1.000
Total Stations:	333	**Acres Required:**	8
Total Capacity:	333		

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
7	61	PK - 12	E S E PART-TIME	975	6,825	15	105	9,145
18	62	PK - 12	E S E FULL-TIME	950	17,100	10	180	22,914
4	63	PK - 12	E S E VOCATIONAL	1,140	4,560	12	48	6,110
1	64	PK - 12	E S E PT/OT LAB	475	475	5	0	636
3	65	PK - 12	E S E RESOURCE	380	1,140	4	0	1,527
4	66	PK - 12	E S E SUPPLEMENTARY INSTRUCTION	50	200	2	0	268
2	67	PK - 12	E S E OBSERVATION BOOTH	150	300	0	0	402
2	68	PK - 12	E S E TIME-OUT ROOM	40	80	0	0	107
1	69	PK - 12	E S E AUDIOLOGY LAB	250	250	0	0	335
1	300	PK - VE	PRINCIPAL/DIRECTOR OFFICE	250	250	0	0	335
5	301	PK - VE	ASSISTANT PRINCIPAL/OTHER OFFICE	175	875	0	0	1,172
1	302	PK - VE	BOOKKEEPING OFFICE	125	125	0	0	167
2	303	PK - VE	SECRETARIAL SPACE	158	316	0	0	423
1	304	PK - VE	RECEPTION AREA	272	272	16	0	364
1	305	PK - VE	PRODUCTION WORKROOM	128	128	16	0	171
1	306	PK - VE	CONFERENCE ROOM	224	224	16	0	300
1	307	PK - VE	CLINIC	96	96	16	0	128
1	308	PK - VE	GENERAL SCHOOL STORAGE	160	160	16	0	214
1	309	PK - VE	VAULT/STUDENT RECORDS	96	96	16	0	128
1	312	PK - VE	COMPUTER AREA	48	48	16	0	64
1	314	PK - VE	ITINERANT OFFICE	125	125	0	0	167
1	315	PK - VE	TEACHER PLANNING OFFICE	660	660	33	0	884
1	316	PK - VE	TEACHER LOUNGE/DINING	132	132	33	0	176
1	330	PK - VE	CUSTODIAL RECEIVING	495	495	33	0	663
1	333	PK - VE	FLAMMABLE STORAGE	155	155	0	0	207
1	334	PK - VE	CUSTODIAL EQUIPMENT STORAGE	500	500	0	0	670
1	340	PK - VE	DINING AREA	1,320	1,320	33	0	1,768
1	341	PK - VE	KITCHEN & SERVING AREA	1,452	1,452	33	0	1,945
1	349	PK - VE	KITCHEN CHAIR STORAGE	64	64	16	0	85

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	368	PK - VE	TEXTBOOK STORAGE	112	112	16	0	150
1	380	PK - VE	LIBRARY (READING ROOM/STACKS)	1,221	1,221	33	0	1,636
1	381	PK - VE	MEDIA TECHNICAL PROCESSING	132	132	33	0	176
1	382	PK - VE	PROFESSIONAL LIBRARY	132	132	33	0	176
1	383	PK - VE	AUDIO VISUAL STORAGE	198	198	33	0	265
1	384	PK - VE	PERIODICAL STORAGE	66	66	33	0	88
1	385	PK - VE	CLOSED CIRCUIT TV LAB	231	231	33	0	309
1	386	PK - VE	CLOSED CIRCUIT STORAGE	165	165	33	0	221
1	387	PK - VE	MEDIA PRODUCTION LAB	165	165	33	0	221
1	388	PK - VE	MEDIA COPYING ROOM	66	66	33	0	88
1	389	PK - VE	MEDIA SMALL GROUP ROOM	32	32	16	0	42
1	390	PK - VE	MEDIA GROUP PROJECTS/INSTRUCTION	165	165	33	0	221
1	391	PK - VE	MEDIA MAINTENANCE/REPAIR	32	32	16	0	42
	808		MATERIAL STORAGE	100	700	0	0	938
	808		MATERIAL STORAGE	100	400	0	0	536
	808		MATERIAL STORAGE	100	300	0	0	402
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	400	0	0	536
	808		MATERIAL STORAGE	100	1,800	0	0	2,412
	808		MATERIAL STORAGE	100	100	0	0	134
	813		STUDENT STORAGE	40	280	0	0	375
	813		STUDENT STORAGE	40	720	0	0	964
	813		STUDENT STORAGE	40	40	0	0	53
	813		STUDENT STORAGE	40	120	0	0	160
	815		STUDENT RESTROOM (MALE)	35	630	0	0	844
	815		STUDENT RESTROOM (MALE)	35	140	0	0	187
	815		STUDENT RESTROOM (MALE)	35	245	0	0	328
	816		STUDENT RESTROOM (FEMALE)	35	245	0	0	328
	816		STUDENT RESTROOM (FEMALE)	35	140	0	0	187
	816		STUDENT RESTROOM (FEMALE)	35	630	0	0	844
	817		STUDENT RESTROOM & BATH	110	1,980	0	0	2,653
	817		STUDENT RESTROOM & BATH	110	110	0	0	147

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Level: VOCATIONAL TECHNICAL (VE - VE)

Target Number of Stations: 1,375

Total Stations: 1,375

Total Capacity: 1,650

Gross Sq. Feet: 327,985

Utilization: 1.000

Acres Required: 37

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	202	09 - VE	SMALL AGRICULTURE LAB	1,100	1,100	20	20	1,474
1	204	09 - VE	LARGE AGRICULTURE LAB	2,560	2,560	20	20	3,430
12	212	09 - VE	BUSINESS EDUCATION LAB	1,460	17,520	20	240	23,476
4	222	09 - VE	SMALL DISTRIBUTIVE/DIVERSIFIED LAB	1,100	4,400	20	80	5,896
3	232	09 - VE	SMALL HOME ECONOMICS LAB	1,100	3,300	20	60	4,422
2	233	09 - VE	MEDIUM HOME ECONOMICS LAB	1,380	2,760	20	40	3,698
3	234	09 - VE	LARGE HOME ECONOMICS LAB	2,250	6,750	25	75	9,045
5	244	09 - VE	SMALL INDUSTRIAL LAB	1,100	5,500	20	100	7,370
4	245	09 - VE	MEDIUM INDUSTRIAL LAB	1,800	7,200	20	80	9,648
3	246	09 - VE	LARGE INDUSTRIAL LAB	4,000	12,000	20	60	16,080
14	252	09 - VE	SMALL HEALTH LAB	1,200	16,800	20	280	22,512
6	253	09 - VE	MEDIUM HEALTH LAB	2,200	13,200	20	120	17,688
6	254	09 - VE	LARGE HEALTH LAB	3,300	19,800	20	120	26,532
4	262	09 - VE	SMALL PUBLIC SERVICE LAB	800	3,200	20	80	4,288
1	270	09 - VE	WORK EVALUATION LAB	1,110	1,110	15	0	1,487
1	271	09 - VE	VPI LAB	705	705	15	0	944
1	300	PK - VE	PRINCIPAL/DIRECTOR OFFICE	250	250	0	0	335
2	301	PK - VE	ASSISTANT PRINCIPAL/OTHER OFFICE	175	350	0	0	469
1	302	PK - VE	BOOKKEEPING OFFICE	125	125	0	0	167
1	303	PK - VE	SECRETARIAL SPACE	158	158	0	0	211
1	304	PK - VE	RECEPTION AREA	1,394	1,394	82	0	1,867
1	305	PK - VE	PRODUCTION WORKROOM	656	656	82	0	879
1	306	PK - VE	CONFERENCE ROOM	1,148	1,148	82	0	1,538
1	307	PK - VE	CLINIC	492	492	82	0	659
1	308	PK - VE	GENERAL SCHOOL STORAGE	820	820	82	0	1,098
1	309	PK - VE	VAULT/STUDENT RECORDS	492	492	82	0	659
1	310	PK - VE	SCHOOL STORE	164	164	82	0	219
1	311	PK - VE	STUDENT ACTIVITIES	820	820	82	0	1,098
1	312	PK - VE	COMPUTER AREA	246	246	82	0	329

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	313	PK - VE	CAREERS ROOM	492	492	82	0	659
4	314	PK - VE	ITINERANT OFFICE	125	500	0	0	670
1	315	PK - VE	TEACHER PLANNING OFFICE	3,300	3,300	165	0	4,422
1	316	PK - VE	TEACHER LOUNGE/DINING	660	660	165	0	884
1	330	PK - VE	CUSTODIAL RECEIVING	2,475	2,475	165	0	3,316
1	333	PK - VE	FLAMMABLE STORAGE	155	155	0	0	207
1	334	PK - VE	CUSTODIAL EQUIPMENT STORAGE	500	500	0	0	670
1	340	PK - VE	DINING AREA	6,600	6,600	165	0	8,844
1	341	PK - VE	KITCHEN & SERVING AREA	7,260	7,260	165	0	9,728
1	349	PK - VE	KITCHEN CHAIR STORAGE	328	328	82	0	439
1	360	06 - VE	AUDITORIUM	4,950	4,950	165	0	6,633
1	362	PK - VE	MULTIPURPOSE ROOM CHAIR STORAGE	330	330	165	0	442
1	363	PK - VE	STAGE	990	990	1	0	1,326
1	364	PK - VE	STAGE STORAGE	825	825	165	0	1,105
1	367	PK - VE	CONTROL BOOTH/PROJECTION ROOM	100	100	1	0	134
1	368	PK - VE	TEXTBOOK STORAGE	574	574	82	0	769
1	369	06 - VE	STUDENT PERSONAL STORAGE	825	825	165	0	1,105
1	380	PK - VE	LIBRARY (READING ROOM/STACKS)	6,105	6,105	165	0	8,180
1	381	PK - VE	MEDIA TECHNICAL PROCESSING	660	660	165	0	884
1	382	PK - VE	PROFESSIONAL LIBRARY	660	660	165	0	884
1	383	PK - VE	AUDIO VISUAL STORAGE	990	990	165	0	1,326
1	384	PK - VE	PERIODICAL STORAGE	330	330	165	0	442
1	385	PK - VE	CLOSED CIRCUIT TV LAB	1,155	1,155	165	0	1,547
1	386	PK - VE	CLOSED CIRCUIT STORAGE	825	825	165	0	1,105
1	387	PK - VE	MEDIA PRODUCTION LAB	825	825	165	0	1,105
1	388	PK - VE	MEDIA COPYING ROOM	330	330	165	0	442
1	389	PK - VE	MEDIA SMALL GROUP ROOM	164	164	82	0	219
1	390	PK - VE	MEDIA GROUP PROJECTS/INSTRUCTION	825	825	165	0	1,105
1	391	PK - VE	MEDIA MAINTENANCE/REPAIR	164	164	82	0	219
	802		INSTRUCTIONAL CONFERENCE ROOM	225	225	0	0	301
	804		DISPENSARY	135	810	0	0	1,085
	804		DISPENSARY	135	1,890	0	0	2,532
	804		DISPENSARY	135	810	0	0	1,085
	806		REFERENCE	100	600	0	0	804

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	806		REFERENCE	100	100	0	0	134
	806		REFERENCE	100	100	0	0	134
	806		REFERENCE	100	600	0	0	804
	808		MATERIAL STORAGE	100	1,400	0	0	1,876
	808		MATERIAL STORAGE	100	400	0	0	536
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	1,200	0	0	1,608
	808		MATERIAL STORAGE	100	600	0	0	804
	808		MATERIAL STORAGE	100	300	0	0	402
	808		MATERIAL STORAGE	100	400	0	0	536
	808		MATERIAL STORAGE	100	500	0	0	670
	808		MATERIAL STORAGE	100	200	0	0	268
	810		MATERIAL STORAGE (LARGE)	395	1,580	0	0	2,117
	810		MATERIAL STORAGE (LARGE)	395	1,185	0	0	1,587
	810		MATERIAL STORAGE (LARGE)	395	2,370	0	0	3,175
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	2,370	0	0	3,175
	812		PROJECT STORAGE	150	2,100	0	0	2,814
	812		PROJECT STORAGE	150	600	0	0	804
	812		PROJECT STORAGE	150	900	0	0	1,206
	812		PROJECT STORAGE	150	450	0	0	603
	812		PROJECT STORAGE	150	450	0	0	603
	818		LOCKERS/RESTROOM/SHOWER (ESE/VOC ED)	225	225	0	0	301
	818		LOCKERS/RESTROOM/SHOWER (ESE/VOC ED)	225	225	0	0	301
	818		LOCKERS/RESTROOM/SHOWER (ESE/VOC ED)	225	1,350	0	0	1,809
	840		VOCATIONAL RELATED CLASSROOM	680	4,080	20	0	5,467
	840		VOCATIONAL RELATED CLASSROOM	680	9,520	20	0	12,756
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	2,720	20	0	3,644
	840		VOCATIONAL RELATED CLASSROOM	680	3,400	20	0	4,556

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	840		VOCATIONAL RELATED CLASSROOM	680	4,080	20	0	5,467
	840		VOCATIONAL RELATED CLASSROOM	680	2,040	20	0	2,733
	840		VOCATIONAL RELATED CLASSROOM	680	2,720	20	0	3,644
	841		GREENHOUSE	800	800	0	0	1,072
	841		GREENHOUSE	800	800	0	0	1,072
	842		KITCHEN (HOME ECONOMICS)	125	250	0	0	335
	842		KITCHEN (HOME ECONOMICS)	125	375	0	0	502
	843		LAUNDRY (HOME ECONOMICS)	50	150	0	0	201
	843		LAUNDRY (HOME ECONOMICS)	50	100	0	0	134
	846		RECEPTION (VOC ED INSTRUCTION)	90	90	0	0	120
	847		VOCATIONAL FLAMMABLE STORAGE	125	375	0	0	502
	847		VOCATIONAL FLAMMABLE STORAGE	125	125	0	0	167
	847		VOCATIONAL FLAMMABLE STORAGE	125	125	0	0	167
	848		VOCATIONAL MACHINERY STORAGE	1,100	1,100	0	0	1,474
	848		VOCATIONAL MACHINERY STORAGE	1,100	1,100	0	0	1,474
	849		VOCATIONAL PROJECT STORAGE	310	930	0	0	1,246
	849		VOCATIONAL PROJECT STORAGE	310	1,240	0	0	1,661
	849		VOCATIONAL PROJECT STORAGE	310	1,860	0	0	2,492
	849		VOCATIONAL PROJECT STORAGE	310	1,860	0	0	2,492
	850		VOCATIONAL TOOL STORAGE (SMALL)	195	780	0	0	1,045
	850		VOCATIONAL TOOL STORAGE (SMALL)	195	585	0	0	783
	850		VOCATIONAL TOOL STORAGE (SMALL)	195	195	0	0	261
	851		VOCATIONAL TOOL STORAGE (LARGE)	310	310	0	0	415
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	1,600	0	0	2,144
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	2,400	0	0	3,216
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	2,400	0	0	3,216
	853		VOCATIONAL TESTING	250	250	0	0	335
	853		VOCATIONAL TESTING	250	250	0	0	335

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Level: COMBINATION (06 - 12)

Target Number of Stations: 424

Total Stations: 424

Total Capacity: 381

Gross Sq. Feet: 76,045

Utilization: 1.000

Acres Required: 9

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
2	2	04 - 08	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	858	1,716	22	44	2,299
2	3	09 - 12	SENIOR HIGH CLASSROOM (9-12)	800	1,600	25	50	2,144
2	40	PK - 12	RESOURCE ROOM	290	580	10	0	777
1	61	PK - 12	E S E PART-TIME	975	975	15	15	1,306
1	62	PK - 12	E S E FULL-TIME	950	950	10	10	1,273
2	65	PK - 12	E S E RESOURCE	380	760	4	0	1,018
1	66	PK - 12	E S E SUPPLEMENTARY INSTRUCTION	100	100	2	0	134
1	202	09 - VE	SMALL AGRICULTURE LAB	1,100	1,100	20	20	1,474
7	212	09 - VE	BUSINESS EDUCATION LAB	1,460	10,220	20	140	13,694
1	241	09 - 12	SMALL TECHNOLOGY LAB	1,625	1,625	25	25	2,177
2	244	09 - VE	SMALL INDUSTRIAL LAB	1,100	2,200	20	40	2,948
1	245	09 - VE	MEDIUM INDUSTRIAL LAB	1,800	1,800	20	20	2,412
2	252	09 - VE	SMALL HEALTH LAB	1,200	2,400	20	40	3,216
1	253	09 - VE	MEDIUM HEALTH LAB	2,200	2,200	20	20	2,948
1	270	09 - VE	WORK EVALUATION LAB	1,110	1,110	15	0	1,487
1	271	09 - VE	VPI LAB	705	705	15	0	944
1	300	PK - VE	PRINCIPAL/DIRECTOR OFFICE	250	250	0	0	335
6	301	PK - VE	ASSISTANT PRINCIPAL/OTHER OFFICE	175	1,050	0	0	1,407
3	303	PK - VE	SECRETARIAL SPACE	158	474	0	0	635
2	304	PK - VE	RECEPTION AREA	323	646	19	0	865
1	305	PK - VE	PRODUCTION WORKROOM	152	152	19	0	203
1	306	PK - VE	CONFERENCE ROOM	266	266	19	0	356
3	308	PK - VE	GENERAL SCHOOL STORAGE	190	570	19	0	763
1	309	PK - VE	VAULT/STUDENT RECORDS	114	114	19	0	152
1	311	PK - VE	STUDENT ACTIVITIES	190	190	19	0	254
1	314	PK - VE	ITINERANT OFFICE	125	125	0	0	167
1	330	PK - VE	CUSTODIAL RECEIVING	570	570	38	0	763
1	341	PK - VE	KITCHEN & SERVING AREA	1,672	1,672	38	0	2,240
1	349	PK - VE	KITCHEN CHAIR STORAGE	76	76	19	0	101

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
1	351	06 - 12	MIDDLE/SR HIGH COVERED PATIO	1,368	1,368	38	0	1,833
1	361	PK - VE	MULTIPURPOSE ROOM (DINING)	1,178	1,178	38	0	1,578
1	362	PK - VE	MULTIPURPOSE ROOM CHAIR STORAGE	76	76	38	0	101
1	363	PK - VE	STAGE	990	990	1	0	1,326
1	364	PK - VE	STAGE STORAGE	190	190	38	0	254
1	365	PK - VE	STAGE DRESSING ROOM (MALE)	95	95	19	0	127
1	366	PK - VE	STAGE DRESSING ROOM (FEMALE)	95	95	19	0	127
1	367	PK - VE	CONTROL BOOTH/PROJECTION ROOM	100	100	1	0	134
1	368	PK - VE	TEXTBOOK STORAGE	133	133	19	0	178
	802		INSTRUCTIONAL CONFERENCE ROOM	225	225	0	0	301
	804		DISPENSARY	135	135	0	0	180
	804		DISPENSARY	135	270	0	0	361
	806		REFERENCE	100	100	0	0	134
	806		REFERENCE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	700	0	0	938
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	100	0	0	134
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	200	0	0	268
	808		MATERIAL STORAGE	100	100	0	0	134
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	810		MATERIAL STORAGE (LARGE)	395	395	0	0	529
	811		OUTSIDE STORAGE	50	100	0	0	134
	812		PROJECT STORAGE	150	150	0	0	201

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Spaces	Design	Grades	Description	NSF / Space	Total NSF	Cap. / Space	Total Stns.	Total GSF
	812		PROJECT STORAGE	150	300	0	0	402
	813		STUDENT STORAGE	40	40	0	0	53
	813		STUDENT STORAGE	40	40	0	0	53
	813		STUDENT STORAGE	40	80	0	0	107
	815		STUDENT RESTROOM (MALE)	35	35	0	0	46
	815		STUDENT RESTROOM (MALE)	35	35	0	0	46
	815		STUDENT RESTROOM (MALE)	35	70	0	0	93
2	815	06 - 12	STUDENT RESTROOM (MALE)	38	76	19	0	101
2	816	06 - 12	STUDENT RESTROOM (FEMALE)	38	76	19	0	101
	816		STUDENT RESTROOM (FEMALE)	35	70	0	0	93
	816		STUDENT RESTROOM (FEMALE)	35	35	0	0	46
	816		STUDENT RESTROOM (FEMALE)	35	35	0	0	46
	817		STUDENT RESTROOM & BATH	110	110	0	0	147
	818		LOCKERS/RESTROOM/SHOWER (ESE/VOC ED)	225	225	0	0	301
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	1,360	20	0	1,822
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	840		VOCATIONAL RELATED CLASSROOM	680	1,360	20	0	1,822
	840		VOCATIONAL RELATED CLASSROOM	680	680	20	0	911
	841		GREENHOUSE	800	800	0	0	1,072
	846		RECEPTION (VOC ED INSTRUCTION)	90	90	0	0	120
	847		VOCATIONAL FLAMMABLE STORAGE	125	125	0	0	167
	848		VOCATIONAL MACHINERY STORAGE	1,100	1,100	0	0	1,474
	849		VOCATIONAL PROJECT STORAGE	310	310	0	0	415
	849		VOCATIONAL PROJECT STORAGE	310	310	0	0	415
	850		VOCATIONAL TOOL STORAGE (SMALL)	195	195	0	0	261
	850		VOCATIONAL TOOL STORAGE (SMALL)	195	195	0	0	261
	852		VOCATIONAL TECHNOLOGY RESOURCE CENTER	800	800	0	0	1,072
	853		VOCATIONAL TESTING	250	250	0	0	335
	853		VOCATIONAL TESTING	250	250	0	0	335

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Section 3: Recommendations

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: BENJAMIN J BAKER ELEMENTARY

Address: 311 E CHARLOTTE AVENUE, PUNTA GORDA

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	PRE-K E S E	PRE-K E S E
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	PRE-K E S E	PRE-K E S E
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	324	0	324
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	324	0	324
Utilization Factor	100%		100%
School Capacity	324		324
COFTE Student Membership	59		59
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

BENJAMIN J BAKER ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: CHARLOTTE HARBOR SCHOOL

Address: 22450 NW HANCOCK AVENUE, CHARLOTTE HARBOR

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	EXCEPTIONAL STUDENT	EXCEPTIONAL STUDENT
Low Grade	KINDERGARTEN	KINDERGARTEN
High Grade	GRADE 12	GRADE 12
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	172	30	202
Reloc. Stations	90	-90	0
Mod. Stations	0	0	0
Total Stations	262	-60	202
Utilization Factor	100%		100%
School Capacity	262		202
COFTE Student Membership	112		105
Survey Annotation	Return leased relocatables.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$1,153,248	$0	$0
			Estimated Total Project Cost		$1,153,248	

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

CHARLOTTE HARBOR SCHOOL	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2028	4	0	Removed NSF (4775), Added NSF (0), Difference NSF (4775), Percent (100%), Removed Stations (90), Added Stations (0) Remodeling: Adding and Removing Room P341 (800 NSF), Room P361 (740 NSF), Room P361A (55 NSF), Room P369 (740 NSF), Room P369A (55 NSF), Room P370 (740 NSF), Room P370A (55 NSF), Room P371 (740 NSF), Room P371A (55 NSF), Room P372 (740 NSF), Room P372A (55 NSF)	-4,775	-90	$60,000	$13	$0
Remodeling 2028	4	1	Removed NSF (4992), Added NSF (4992), Difference NSF (0), Percent (0%), Removed Stations (60), Added Stations (90) Remodeling: Adding 6 units of E S E PART-TIME (832 NSF) and Removing Room 004 (751 NSF), Room 005 (801 NSF), Room 011 (831 NSF), Room 014 (728 NSF), Room 016 (1019 NSF), Room 020 (862 NSF)	4,992	30	$1,093,248	$219	$0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: CHARLOTTE SENIOR HIGH

Address: 1250 COOPER STREET, PUNTA GORDA

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	SENIOR HIGH	SENIOR HIGH
Low Grade	GRADE 9	GRADE 9
High Grade	GRADE 12	GRADE 12
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	1,853	0	1853
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	1,853	0	1853
Utilization Factor	95%		95%
School Capacity	1,760		1760
COFTE Student Membership	1,781		1,680
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

CHARLOTTE SENIOR HIGH	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: CHARLOTTE TECHNICAL COLLEGE

Address: 18150 MURDOCK CIRCLE, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	VOCATIONAL TECHNICAL	VOCATIONAL TECHNICAL
Low Grade	VOCATIONAL EDUCATION	VOCATIONAL EDUCATION
High Grade	VOCATIONAL EDUCATION	VOCATIONAL EDUCATION
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	789	0	789
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	789	0	789
Utilization Factor	120%		120%
School Capacity	946		946
COFTE Student Membership	203		175
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

CHARLOTTE TECHNICAL COLLEGE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: DEEP CREEK ELEMENTARY

Address: 26900 HARBORVIEW ROAD, PUNTA GORDA

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	671	0	671
Reloc. Stations	213	0	213
Mod. Stations	0	0	0
Total Stations	884	0	884
Utilization Factor	100%		100%
School Capacity	884		884
COFTE Student Membership	811		812
Survey Annotation	When the Survey was opened, there were relocatables at this site. However, they were destroyed by Hurricane Ian and have been removed.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

DEEP CREEK ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: EAST ELEMENTARY

Address: 27050 N FAIRWAY, PUNTA GORDA

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	861	0	861
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	861	0	861
Utilization Factor	100%		100%
School Capacity	861		861
COFTE Student Membership	665		670
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

EAST ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: KINGSWAY ELEMENTARY

Address: 23300 QUASAR BOULEVARD, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	732	0	732
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	732	0	732
Utilization Factor	100%		100%
School Capacity	732		732
COFTE Student Membership	593		602
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

KINGSWAY ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: L A AINGER MIDDLE

Address: 245 COUGAR WAY, ROTONDA WEST

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	MIDDLE	MIDDLE
Low Grade	GRADE 6	GRADE 6
High Grade	GRADE 8	GRADE 8
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	1,076	0	1076
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	1,076	0	1076
Utilization Factor	90%		90%
School Capacity	968		968
COFTE Student Membership	704		750
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

L A AINGER MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: LEMON BAY SENIOR HIGH

Address: 2201 PLACIDA ROAD, ENGLEWOOD

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	SENIOR HIGH	SENIOR HIGH
Low Grade	GRADE 9	GRADE 9
High Grade	GRADE 12	GRADE 12
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	1,428	0	1428
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	1,428	0	1428
Utilization Factor	90%		90%
School Capacity	1,285		1285
COFTE Student Membership	1,170		1,075
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

LEMON BAY SENIOR HIGH	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: LIBERTY ELEMENTARY

Address: 370 ATWATER STREET, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	655	0	655
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	655	0	655
Utilization Factor	100%		100%
School Capacity	655		655
COFTE Student Membership	551		555
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

LIBERTY ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: MEADOW PARK ELEMENTARY

Address: 750 ESSEX AVENUE, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	865	0	865
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	865	0	865
Utilization Factor	100%		100%
School Capacity	865		865
COFTE Student Membership	700		714
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

MEADOW PARK ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: MURDOCK CENTER

Address: 1445 EDUCATION WAY, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	6 - ANCILLARY RECOMMENDED FOR CONTINUED USE	6 - ANCILLARY RECOMMENDED FOR CONTINUED USE
Facility Use	MULTIPLE USE SUPPORT	MULTIPLE USE SUPPORT
Low Grade	DISTRICT SERVICES	DISTRICT SERVICES
High Grade	DISTRICT SERVICES	DISTRICT SERVICES
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	0	0	0
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	0	0	0
Utilization Factor	0%		0%
School Capacity	0		0
COFTE Student Membership	0		0
Survey Annotation	Remove leased relocatable and relocatables > 20 years old when funds permit.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$30,000	$0	$0
			Estimated Total Project Cost		$30,000	

MURDOCK CENTER	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2024	20	0	Removed NSF (840), Added NSF (0), Difference NSF (840), Percent (100%), Removed Stations (0), Added Stations (0) Remodeling: Adding and Removing Room 380 (840 NSF)	-840	0	$10,000	$12	$0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

MURDOCK CENTER	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2023	20	99	Removed NSF (816), Added NSF (0), Difference NSF (816), Percent (100%), Removed Stations (0), Added Stations (0) Remodeling: Adding and Removing Room 107 (408 NSF), Room 108 (408 NSF)	-816	0	$20,000	$25	$0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: MURDOCK MIDDLE

Address: 17325 MARINER WAY, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	MIDDLE	MIDDLE
Low Grade	GRADE 6	GRADE 6
High Grade	GRADE 8	GRADE 8
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	954	0	954
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	954	0	954
Utilization Factor	90%		90%
School Capacity	858		858
COFTE Student Membership	633		650
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

MURDOCK MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: MURDOCK TRANSPORTATION

Address: 17490 ABBOTT AVENUE, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	6 - ANCILLARY RECOMMENDED FOR CONTINUED USE	6 - ANCILLARY RECOMMENDED FOR CONTINUED USE
Facility Use	TRANSPORTATION	TRANSPORTATION
Low Grade	DISTRICT SERVICES	DISTRICT SERVICES
High Grade	DISTRICT SERVICES	DISTRICT SERVICES
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	0	0	0
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	0	0	0
Utilization Factor	0%		0%
School Capacity	0		0
COFTE Student Membership	0		0
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

MURDOCK TRANSPORTATION	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: MYAKKA RIVER ELEMENTARY

Address: 12650 WILMINGTON BLVD., PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	667	0	667
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	667	0	667
Utilization Factor	100%		100%
School Capacity	667		667
COFTE Student Membership	577		582
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

MYAKKA RIVER ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: NEIL ARMSTRONG ELEMENTARY

Address: 22100 BREEZESWEPT AVENUE, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	861	0	861
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	861	0	861
Utilization Factor	100%		100%
School Capacity	861		861
COFTE Student Membership	730		720
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

NEIL ARMSTRONG ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: PEACE RIVER ELEMENTARY

Address: 4070 Beaver Lane, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	861	0	861
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	861	0	861
Utilization Factor	100%		100%
School Capacity	861		861
COFTE Student Membership	569		583
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

PEACE RIVER ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: PORT CHARLOTTE MIDDLE

Address: 23000 MIDWAY BOULEVARD NE, PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	MIDDLE	MIDDLE
Low Grade	GRADE 6	GRADE 6
High Grade	GRADE 8	GRADE 8
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	1,166	-142	1024
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	1,166	-142	1024
Utilization Factor	90%		90%
School Capacity	1,049		921
COFTE Student Membership	847		875
Survey Annotation	Building 1 is to be demolished per Castaldi approved by DOE on November 22, 2011. Re-build will be with local $.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$100,000	$0	$1,000,000	$0	$29,883,437
			Estimated Total Project Cost		$30,983,437	

PORT CHARLOTTE MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2025			New Construction: Adding 1 unit of E S E PT/OT LAB (475 NSF)	725	0	$273,325	$377	$0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

PORT CHARLOTTE MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2025			New Construction: Adding 1 unit of E S E RESOURCE (380 NSF), 3 units of E S E ITINERANT (289 NSF), 2 units of INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8) (814 NSF), 3 units of INTERMEDIATE/MIDDLE SCIENCE LAB (4-8) (1122 NSF), 20 units of INTERMEDIATE/MIDDLE CLASSROOM (4-8) (858 NSF), 1 unit of E S E FULL-TIME (950 NSF)	30,761	560	$16,112,880	$524	$28,773
New Construction 2025			New Construction: Adding 1 unit of JR HIGH GYMNASIUM (5800 NSF), 1 unit of LOBBY (461 NSF), 1 unit of TICKET BOOTH (30 NSF), 1 unit of PUBLIC USE RESTROOM (MALE) (100 NSF), 1 unit of PUBLIC USE RESTROOM (FEMALE) (100 NSF), 1 unit of GYMNASIUM SEATING (8749 NSF), 1 unit of P E DRYING AREA (MALE) (92 NSF), 1 unit of P E DRYING AREA (FEMALE) (92 NSF), 1 unit of P E TEACHERS SHOWER (MALE) (82 NSF), 1 unit of P E TEACHERS SHOWER (FEMALE) (82 NSF), 1 unit of P E DRESSING ROOM (MALE) (553 NSF), 1 unit of P E DRESSING ROOM (FEMALE) (553 NSF), 1 unit of P E LOCKER ROOM (MALE) (92 NSF), 1 unit of P E LOCKER ROOM (FEMALE) (92 NSF), 1 unit of P E SHOWER (MALE) (92 NSF), 1 unit of P E SHOWER (FEMALE) (92 NSF), 1 unit of P E LAUNDRY (92 NSF), 1 unit of P E FIRST AID (92 NSF), 1 unit of P E MULTIPURPOSE ROOM (MIDDLE-SR HIGH) (1050 NSF), 1 unit of P E STORAGE (MIDDLE-SR HIGH) (415 NSF), 1 unit of P E WEIGHT ROOM (1000 NSF), 1 unit of GYMNASIUM STORAGE (138 NSF)	19,849	80	$2,301,840	$116	$28,773

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

PORT CHARLOTTE MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2025			New Construction: Adding 9 units of ASSISTANT PRINCIPAL/OTHER OFFICE (175 NSF), 1 unit of BOOKKEEPING OFFICE (125 NSF), 2 units of SECRETARIAL SPACE (158 NSF), 1 unit of VAULT/STUDENT RECORDS (276 NSF), 1 unit of RECEPTION AREA (783 NSF), 1 unit of PRODUCTION WORKROOM (369 NSF), 1 unit of CONFERENCE ROOM (645 NSF), 1 unit of CLINIC (276 NSF), 1 unit of GENERAL SCHOOL STORAGE (461 NSF), 1 unit of SCHOOL STORE (76 NSF), 1 unit of STUDENT ACTIVITIES (380 NSF), 1 unit of COMPUTER AREA (138 NSF), 1 unit of CAREERS ROOM (276 NSF), 2 units of ITINERANT OFFICE (125 NSF), 1 unit of TEACHER LOUNGE/DINING (369 NSF), 1 unit of STAFF RESTROOM (MALE) (60 NSF), 1 unit of STAFF RESTROOM (FEMALE) (60 NSF), 1 unit of STUDENT RESTROOM (MALE) (60 NSF), 1 unit of STUDENT RESTROOM (FEMALE) (60 NSF), 1 unit of STUDENT RESTROOM & BATH (110 NSF), 1 unit of PUBLIC USE RESTROOM (MALE) (60 NSF), 1 unit of PUBLIC USE RESTROOM (FEMALE) (60 NSF)	6,785	0	$2,557,945	$377	$0
New Construction 2025			New Construction: Adding 1 unit of FLAMMABLE STORAGE (155 NSF), 1 unit of CUSTODIAL RECEIVING (1382 NSF), 1 unit of CUSTODIAL EQUIPMENT STORAGE (500 NSF), 1 unit of STAFF RESTROOM (BOTH SEXES) (100 NSF), 1 unit of DINING AREA (3686 NSF), 1 unit of KITCHEN & SERVING AREA (4055 NSF), 1 unit of KITCHEN CHAIR STORAGE (92 NSF), 1 unit of MULTIPURPOSE ROOM (DINING) (2857 NSF), 1 unit of MULTIPURPOSE ROOM CHAIR STORAGE (92 NSF), 1 unit of STAGE (990 NSF), 1 unit of STAGE STORAGE (461 NSF), 1 unit of STAGE DRESSING ROOM (MALE) (230 NSF), 1 unit of STAGE DRESSING ROOM (FEMALE) (230 NSF), 1 unit of CONTROL BOOTH/PROJECTION ROOM (100 NSF), 1 unit of STAFF RESTROOM (MALE) (60 NSF), 1 unit of STAFF RESTROOM (FEMALE) (60 NSF), 1 unit of STUDENT RESTROOM (MALE) (200 NSF), 1 unit of STUDENT RESTROOM (FEMALE) (200 NSF)	15,450	0	$5,824,650	$377	$0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

PORT CHARLOTTE MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
New Construction 2025			New Construction: Adding 1 unit of LIBRARY (READING ROOM/STACKS) (3410 NSF), 1 unit of MEDIA TECHNICAL PROCESSING (369 NSF), 1 unit of PROFESSIONAL LIBRARY (369 NSF), 1 unit of AUDIO VISUAL STORAGE (553 NSF), 1 unit of PERIODICAL STORAGE (184 NSF), 1 unit of CLOSED CIRCUIT TV LAB (645 NSF), 1 unit of CLOSED CIRCUIT STORAGE (461 NSF), 1 unit of MEDIA PRODUCTION LAB (461 NSF), 1 unit of MEDIA COPYING ROOM (184 NSF), 1 unit of MEDIA SMALL GROUP ROOM (92 NSF), 1 unit of MEDIA GROUP PROJECTS/INSTRUCTION (461 NSF), 1 unit of MEDIA MAINTENANCE/REPAIR (92 NSF), 1 unit of STAFF RESTROOM (BOTH SEXES) (60 NSF), 1 unit of STUDENT RESTROOM (MALE) (60 NSF), 1 unit of STUDENT RESTROOM (FEMALE) (60 NSF)	7,461	0	$2,812,797	$377	$0
Remodeling 2025	10	1	Removed NSF (85685), Added NSF (0), Difference NSF (85685), Percent (100%), Removed Stations (782), Added Stations (0) Remodeling: Adding and Removing Room 001 (752 NSF), Room 001A (33 NSF), Room 001B (75 NSF), Room 005 (70 NSF), Room 005A (46 NSF), Room 005B (46 NSF), Room 005C (159 NSF), Room 007 (752 NSF), Room 007A (33 NSF), Room 007B (75 NSF), Room 011 (780 NSF), Room 011A (33 NSF), Room 011B (75 NSF), Room 015 (70 NSF), Room 015A (46 NSF), Room 015B (46 NSF), Room 015C (159 NSF), Room 017 (778 NSF), Room 017A (33 NSF), Room 017B (75 NSF), Room 100 (391 NSF), Room 100A (171 NSF), Room 102 (494 NSF), Room 103 (130 NSF), Room 104 (120 NSF), Room 105 (120 NSF), Room 106 (120 NSF), Room 107 (122 NSF), Room 110 (85 NSF), Room 110A (129 NSF), Room 110B (33 NSF), Room 110C (63 NSF), Room 112 (131 NSF), Room 112A (33 NSF), Room 114 (210 NSF), Room 115 (190 NSF), Room 116 (165 NSF), Room 117 (23 NSF), Room 118 (23 NSF), Room 119 (155 NSF), Room 119A (53 NSF), Room 120 (189 NSF), Room 121 (160 NSF), Room 122 (64 NSF), Room 123 (69 NSF), Room 124 (236 NSF), Room 125 (1112 NSF), Room 126 (770 NSF), Room 127 (764 NSF), Room 128 (759 NSF), Room 129 (315 NSF), Room 130 (755 NSF), Room 131	-85,685	-782	$1,000,000	$12	$0

			(765 NSF), Room 132 (768 NSF), Room 133 (1202 NSF), Room 134 (1029 NSF), Room 135 (1116 NSF), Room 136 (5216 NSF), Room 136A (119 NSF), Room 137 (119 NSF), Room 138 (200 NSF), Room 139 (280 NSF), Room 141 (240 NSF), Room 143 (288 NSF), Room 144 (70 NSF), Room 145 (87 NSF), Room 146 (314 NSF), Room 147 (1116 NSF), Room 148 (772 NSF), Room 149 (764 NSF), Room 150 (756 NSF), Room 151 (300 NSF), Room 152 (755 NSF), Room 153 (764 NSF), Room 154 (773 NSF), Room 155 (1028 NSF), Room 156 (1196 NSF), Room 157 (1111 NSF), Room 158 (4020 NSF), Room 159 (1455 NSF), Room 160 (1251 NSF), Room 161 (770 NSF), Room 161A (589 NSF), Room 162 (53 NSF), Room 165 (1434 NSF), Room 165A (189 NSF), Room 165B (136 NSF), Room 165C (25 NSF), Room 165D (132 NSF), Room 165E (147 NSF), Room 165F (101 NSF), Room 165G (98 NSF), Room 167 (88 NSF), Room 168 (67 NSF), Room 170 (40 NSF), Room 171 (88 NSF), Room 172 (2892 NSF), Room 172A (116 NSF), Room 172B (119 NSF), Room 172C (2892 NSF), Room 172D (187 NSF), Room 173 (80 NSF), Room 174 (79 NSF), Room 175 (199 NSF), Room 176 (80 NSF), Room 177 (189 NSF), Room 178 (91 NSF), Room 179 (120 NSF), Room 180 (239 NSF), Room 181 (35 NSF), Room 182 (303 NSF), Room 183 (1438 NSF), Room 184 (1133 NSF), Room 184A (225 NSF), Room 185 (171 NSF), Room 185A (110 NSF), Room 186 (232 NSF), Room 187 (312 NSF), Room 188 (8544 NSF), Room 189 (49 NSF), Room 190 (178 NSF), Room 191 (179 NSF), Room 192 (48 NSF), Room 193 (91 NSF), Room 194 (71 NSF), Room 195 (71 NSF), Room 196 (133 NSF), Room 197 (1479 NSF), Room 198 (25 NSF), Room 199 (229 NSF), Room 200 (25 NSF), Room 201 (152 NSF), Room 202 (71 NSF), Room 203 (151 NSF), Room 204 (48 NSF), Room 205 (178 NSF), Room 206 (49 NSF), Room 207 (178 NSF), Room 208 (1480 NSF), Room 209 (161 NSF), Room 210 (1088 NSF), Room 210A (1405 NSF), Room 211 (107 NSF), Room 214 (40 NSF), Room 215 (764 NSF), Room 216 (755 NSF), Room 217 (764 NSF), Room 218 (1112 NSF), Room 219 (764 NSF), Room 220 (755 NSF), Room 221 (756 NSF), Room 222 (1115 NSF), Room 223 (302 NSF), Room 224 (158 NSF), Room 225 (124 NSF), Room 226 (19 NSF), Room 227 (1111 NSF), Room 228 (53 NSF), Room 900W (5540 NSF)				

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: PORT CHARLOTTE SENIOR HIGH

Address: 18200 COCHRAN BLVD., PORT CHARLOTTE

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	SENIOR HIGH	SENIOR HIGH
Low Grade	GRADE 9	GRADE 9
High Grade	GRADE 12	GRADE 12
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	1,937	0	1937
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	1,937	0	1937
Utilization Factor	95%		95%
School Capacity	1,840		1840
COFTE Student Membership	1,434		1,300
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

PORT CHARLOTTE SENIOR HIGH	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: PUNTA GORDA CENTER

Address: 1016 EDUCATION AVENUE, PUNTA GORDA

	Existing	Recommended
Capital Outlay Classification	6 - ANCILLARY RECOMMENDED FOR CONTINUED USE	6 - ANCILLARY RECOMMENDED FOR CONTINUED USE
Facility Use	MULTIPLE USE SUPPORT	MULTIPLE USE SUPPORT
Low Grade	DISTRICT SERVICES	DISTRICT SERVICES
High Grade	DISTRICT SERVICES	DISTRICT SERVICES
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	0	0	0
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	0	0	0
Utilization Factor	0%		0%
School Capacity	0		0
COFTE Student Membership	0		0
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

PUNTA GORDA CENTER	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: PUNTA GORDA MIDDLE

Address: 1001 EDUCATION AVENUE, PUNTA GORDA

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	MIDDLE	MIDDLE
Low Grade	GRADE 6	GRADE 6
High Grade	GRADE 8	GRADE 8
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	1,401	0	1401
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	1,401	0	1401
Utilization Factor	90%		90%
School Capacity	1,260		1260
COFTE Student Membership	1,204		1,225
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

PUNTA GORDA MIDDLE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: SALLIE JONES ELEMENTARY

Address: 1230 NARRANJA STREET, PUNTA GORDA

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	717	0	717
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	717	0	717
Utilization Factor	100%		100%
School Capacity	717		717
COFTE Student Membership	668		670
Survey Annotation			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$0	$0	$0
			Estimated Total Project Cost		$0	

SALLIE JONES ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: THE ACADEMY

Address: 18300 Cochran Blvd, Port Charlotte

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	COMBINATION	COMBINATION
Low Grade	GRADE 6	GRADE 6
High Grade	GRADE 12	GRADE 12
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	275	0	275
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	275	0	275
Utilization Factor	90%		90%
School Capacity	247		247
COFTE Student Membership	191		168
Survey Annotation	Remove relocatable > 20 years old when funds permit.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$10,000	$0	$0
			Estimated Total Project Cost		$10,000	

THE ACADEMY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2023	37	99	Removed NSF (663), Added NSF (0), Difference NSF (663), Percent (100%), Removed Stations (0), Added Stations (0) Remodeling: Adding and Removing Room P086 (230 NSF), Room P086A (100 NSF), Room P086B (130 NSF), Room P086C (110 NSF), Room P086D (77 NSF), Room P086E (16 NSF)	-663	0	$10,000	$15	$0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: VINELAND ELEMENTARY

Address: 467 BOUNDARY BOULEVARD, ROTONDA WEST

	Existing	Recommended
Capital Outlay Classification	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 5	GRADE 5
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	648	0	648
Reloc. Stations	232	-232	0
Mod. Stations	0	0	0
Total Stations	880	-232	648
Utilization Factor	100%		100%
School Capacity	880		648
COFTE Student Membership	600		601
Survey Annotation	Relocatables >20 years old to be removed. When the Survey was opened, there were relocatables at this site. However, they were destroyed by Hurricane Ian and have been removed.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$120,000	$0	$0
			Estimated Total Project Cost		$120,000	

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

VINELAND ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2028	15	99	Removed NSF (10608), Added NSF (0), Difference NSF (10608), Percent (100%), Removed Stations (232), Added Stations (0) Remodeling: Adding and Removing Room 100 (1488 NSF), Room 101 (668 NSF), Room 101A (49 NSF), Room 101B (43 NSF), Room 102 (668 NSF), Room 102A (49 NSF), Room 102B (43 NSF), Room 103 (668 NSF), Room 103A (49 NSF), Room 103B (43 NSF), Room 104 (668 NSF), Room 104A (49 NSF), Room 104B (43 NSF), Room 105 (668 NSF), Room 105A (49 NSF), Room 105B (43 NSF), Room 106 (668 NSF), Room 106A (49 NSF), Room 106B (43 NSF), Room 107 (668 NSF), Room 107A (49 NSF), Room 107B (43 NSF), Room 108 (668 NSF), Room 108A (49 NSF), Room 108B (43 NSF), Room 109 (668 NSF), Room 109A (49 NSF), Room 109B (43 NSF), Room 110 (668 NSF), Room 110A (49 NSF), Room 110B (43 NSF), Room 111 (668 NSF), Room 111A (49 NSF), Room 111B (43 NSF), Room 112 (668 NSF), Room 112A (49 NSF), Room 112B (43 NSF)	-10,608	-232	$120,000	$11	$0

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District Name: CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Number 6 - Version 1

Facility Name: WEST COUNTY TRANSPORTATION AND MAINTENANCE

Address: 255 COUGAR WAY, ROTONDA WEST

	Existing	Recommended
Capital Outlay Classification	6 - ANCILLARY RECOMMENDED FOR CONTINUED USE	6 - ANCILLARY RECOMMENDED FOR CONTINUED USE
Facility Use	TRANSPORTATION	TRANSPORTATION
Low Grade	DISTRICT SERVICES	DISTRICT SERVICES
High Grade	DISTRICT SERVICES	DISTRICT SERVICES
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	0	0	0
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	0	0	0
Utilization Factor	0%		0%
School Capacity	0		0
COFTE Student Membership	0		0
Survey Annotation	Remove relocatable > 20 years old when funds permit.		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
$0	$0	$0	$0	$10,000	$0	$0
			Estimated Total Project Cost		$10,000	

WEST COUNTY TRANSPORTATION AND MAINTENANCE	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2023	22	99	Removed NSF (1290), Added NSF (0), Difference NSF (1290), Percent (100%), Removed Stations (0), Added Stations (0) Remodeling: Adding and Removing Room 070 (120 NSF), Room 070A (24 NSF), Room 070B (209 NSF), Room 070C (897 NSF), Room 070E (40 NSF)	-1,290	0	$10,000	$8	$0

DISTRICTWIDE RECOMMENDATIONS

The following recommendations are made on a districtwide basis and include each school or facility where applicable.

1. Correct deficiencies relating to safety to life, health, and sanitation as identified in the comprehensive Safety Inspection Report pursuant to §4.4(1), §5(1), and §5(13), SREF 2014.
2. Necessary modifications for the physically disabled in existing buildings recommended for continued use as provided for in §255.21, F.S.
3. Additional, or replacement of, equipment for existing school buildings recommended for continued use as provided in §2.1(9)(e), SREF 2014.
4. Replacement of roofs at existing facilities as provided in §1.2(55) and §4.1(1)(c), SREF 2014.
5. Provide storage, custodial spaces, and sanitation facilities to serve students, staff, and the general public as provided in §6.1, SREF 2014, and §423.20, FBC.
6. Provide paved auto parking areas pursuant to §5.2(f)10, SREF 2014, and §423.10.2.7, FBC.
7. Purchase sites for educational and ancillary facilities for future use beyond the projection period of this survey pursuant to §1.4, SREF 2014.
8. Retrofit existing schools for technology, which may include the creation, or improvement of, cable distribution points (closets in telephone parlance). Provide “clean power” and convenient access to video, data, and voice signal wiring, the built-in equipment involved in distributing video, data, and voice signals pursuant to §5, SREF 2014. This recommendation does not include new construction, remodeling, or terminal equipment (workstations, terminals, receiving equipment, and similar items).

The cost estimates for these districtwide recommendations are not included in the section on Financing the Proposed Program.

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Section 4: COFTE

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

ANALYSIS OF STUDENT POPULATIONS

Technique for Predicting COFTE Student Membership Trends

The projection of future student population change is based on empirical evidence of historical trends in the student population; annually, the Office of Economic and Demographic Research (EDR) prepares COFTE enrollment projections. The projections do not include summer school, regular pre-kindergarten, hospital/homebound, or area vocational school adults attending basic and high school classes. The projections are most accurate in counties where growth and migration occur at a reasonably constant and predictable rate and, conversely, are least accurate if major changes in the economy and development of the county occur during the projection period.

Even though the out-year COFTE projections used for a 5-year survey period may be less (or more) than the district anticipates, the annual recalculation of COFTE projections assures that current, accurate data can be inserted into a new survey to guarantee that the most reliable projections are used for facilities planning purposes.

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

ORGANIZATION: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

SURVEY: Number 6 - Version 1

HISTORY

Year	PK-3	4-8	9-12	PK-12
2023 - 2024	4,509	5,498	4,819	14,827

PROJECTED

Year	PK-3	4-8	9-12	PK-12
2027 - 2028	4,418	5,749	4,405	14,572

ANALYSIS OF CHANGE PROJECTED

PK-3	4-8	9-12	PK-12
-91	250	-414	-255

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Section 5: Student Membership

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

FACILITY NAME	PK-3 Memb. Proj.	4-8 Memb. Proj.	9-12 Memb. Proj.	PK-3 Memb. In	4-8 Memb. In	9-12 Memb. In	PK-3 Memb. Out	4-8 Memb. Out	9-12 Memb. Out	PK-3 Memb. Reco.	4-8 Memb. Reco.	9-12 Memb. Reco.	Total COFTE	Exist. Satis. Stud. Stat.	Pos. Remo. Sta.	Neg. Remo. Sta.	New Const. Sta.	Total Sta.	Util. Factor	Reco. Capac.	Year-Round Capac.
Elementary																					
BENJAMIN J BAKER	59	0	0	0	0	0	0	0	0	59	0	0	59	324	0	0	0	324	1.00	324	388
DEEP CREEK ELEMENTARY	544	268	0	0	0	0	0	0	0	544	268	0	812	884	0	0	0	884	1.00	884	1,060
EAST ELEMENTARY	460	210	0	0	0	0	0	0	0	460	210	0	670	861	0	0	0	861	1.00	861	1,033
KINGSWAY ELEMENTARY	402	200	0	0	0	0	0	0	0	402	200	0	602	732	0	0	0	732	1.00	732	878
LIBERTY ELEMENTARY	355	200	0	0	0	0	0	0	0	355	200	0	555	655	0	0	0	655	1.00	655	786
MEADOW PARK ELEMENTARY	454	260	0	0	0	0	0	0	0	454	260	0	714	865	0	0	0	865	1.00	865	1,038
MYAKKA RIVER ELEMENTARY	382	200	0	0	0	0	0	0	0	382	200	0	582	667	0	0	0	667	1.00	667	800
NEIL ARMSTRONG	490	230	0	0	0	0	0	0	0	490	230	0	720	861	0	0	0	861	1.00	861	1,033
PEACE RIVER ELEMENTARY	383	200	0	0	0	0	0	0	0	383	200	0	583	861	0	0	0	861	1.00	861	1,033
SALLIE JONES ELEMENTARY	460	210	0	0	0	0	0	0	0	460	210	0	670	717	0	0	0	717	1.00	717	860
VINELAND ELEMENTARY	406	195	0	0	0	0	0	0	0	406	195	0	601	880	0	-232	0	648	1.00	648	777
Middle & Junior High																					
L A AINGER MIDDLE	0	750	0	0	0	0	0	0	0	0	750	0	750	1,076	0	0	0	1,076	0.90	968	1,291
MURDOCK MIDDLE	0	650	0	0	0	0	0	0	0	0	650	0	650	954	0	0	0	954	0.90	858	1,144
PORT CHARLOTTE	0	875	0	0	0	0	0	0	0	0	875	0	875	1,166	0	-782	640	1,024	0.90	921	1,228
PUNTA GORDA MIDDLE	0	1,225	0	0	0	0	0	0	0	0	1,225	0	1,225	1,401	0	0	0	1,401	0.90	1,260	1,681
Senior High																					
CHARLOTTE SENIOR HIGH	0	0	1,680	0	0	0	0	0	0	0	0	1,680	1,680	1,853	0	0	0	1,853	0.95	1,760	2,223
LEMON BAY SENIOR HIGH	0	0	1,075	0	0	0	0	0	0	0	0	1,075	1,075	1,428	0	0	0	1,428	0.90	1,285	1,713
PORT CHARLOTTE	0	0	1,300	0	0	0	0	0	0	0	0	1,300	1,300	1,937	0	0	0	1,937	0.95	1,840	2,324
Combination																					
THE ACADEMY	0	28	140	0	0	0	0	0	0	0	28	140	168	275	0	0	0	275	0.90	247	330
ESE/Alternative																					
CHARLOTTE HARBOR	23	47	35	0	0	0	0	0	0	23	47	35	105	262	30	-90	0	202	1.00	202	242

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

FACILITY NAME	PK-3 Memb. Proj.	4-8 Memb. Proj.	9-12 Memb. Proj.	PK-3 Memb. In	4-8 Memb. In	9-12 Memb. In	PK-3 Memb. Out	4-8 Memb. Out	9-12 Memb. Out	PK-3 Memb. Reco.	4-8 Memb. Reco.	9-12 Memb. Reco.	Total COFTE	Exist. Satis. Stud. Stat.	Pos. Remo. Sta.	Neg. Remo. Sta.	New Const. Sta.	Total Sta.	Util. Factor	Reco. Capac.	Year-Round Capac.
Vocational/Adult																					
CHARLOTTE TECHNICAL	0	0	175	0	0	0	0	0	0	0	0	175	175	789	0	0	0	789	1.20	946	946
Ancillary																					
MURDOCK CENTER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0
MURDOCK TRANSPORTATI	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0
PUNTA GORDA CENTER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0
WEST COUNTY TRANSPORTATI	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0	0
	4,418	**5,748**	**4,405**	**0**	**0**	**0**	**0**	**0**	**0**	**4,418**	**5,748**	**4,405**	**14,571**	**19,448**	**30**	**-1,104**	**640**	**19,014**		**18,362**	**22,808**
	out of	out of	out of																		
	4,418	**5,748**	**4,405**																		

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Section 6: Financial Summary

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Facility	Site Expansion Cost	Total Site Development Cost	Total Site Improvement Cost	Total Remodeling Cost	Total Renovation Cost	Total New Construction Cost	Overall Totals	Estimated Cost If Year Round School
Elementary								
BENJAMIN J BAKER ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
DEEP CREEK ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
EAST ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
KINGSWAY ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
LIBERTY ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
MEADOW PARK ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
MYAKKA RIVER ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
NEIL ARMSTRONG ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
PEACE RIVER ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
SALLIE JONES ELEMENTARY	$0	$0	$0	$0	$0	$0	$0	
VINELAND ELEMENTARY	$0	$0	$0	$120,000	$0	$0	$120,000	
Middle & Junior High								
L A AINGER MIDDLE	$0	$0	$0	$0	$0	$0	$0	
MURDOCK MIDDLE	$0	$0	$0	$0	$0	$0	$0	
PORT CHARLOTTE MIDDLE	$0	$100,000	$0	$1,000,000	$0	$29,883,437	$30,983,437	$23,906,750
PUNTA GORDA MIDDLE	$0	$0	$0	$0	$0	$0	$0	
Senior High								
CHARLOTTE SENIOR HIGH	$0	$0	$0	$0	$0	$0	$0	
LEMON BAY SENIOR HIGH	$0	$0	$0	$0	$0	$0	$0	
PORT CHARLOTTE SENIOR HIGH	$0	$0	$0	$0	$0	$0	$0	
Combination								
THE ACADEMY	$0	$0	$0	$10,000	$0	$0	$10,000	
ESE/Alternative								
CHARLOTTE HARBOR SCHOOL	$0	$0	$0	$1,153,248	$0	$0	$1,153,248	
Vocational/Adult								
CHARLOTTE TECHNICAL COLLEGE	$0	$0	$0	$0	$0	$0	$0	

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District: 8-CHARLOTTE COUNTY SCHOOL DISTRICT

Survey: Survey: 6 - Version: 1

Status: Active Approved

Facility	Site Expansion Cost	Total Site Development Cost	Total Site Improvement Cost	Total Remodeling Cost	Total Renovation Cost	Total New Construction Cost	Overall Totals	Estimated Cost If Year Round School
Ancillary								
MURDOCK CENTER	$0	$0	$0	$30,000	$0	$0	$30,000	
MURDOCK TRANSPORTATION	$0	$0	$0	$0	$0	$0	$0	
PUNTA GORDA CENTER	$0	$0	$0	$0	$0	$0	$0	
WEST COUNTY TRANSPORTATION AND M	$0	$0	$0	$10,000	$0	$0	$10,000	
Total	$0	$100,000	$0	$2,323,248	$0	$29,883,437	$32,306,685	$23,906,750

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Section 7: Long Range Planning Summary

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Five Year Survey - Ten Year Capacity

CHARLOTTE COUNTY SCHOOL DISTRICT

6/7/2023

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 5 years beyond the 5-year district facilities work program.

No items meet the criteria.

Five Year Survey - Ten Year Infrastructure

CHARLOTTE COUNTY SCHOOL DISTRICT

6/7/2023

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 6 thru 10 out years (Section 28).

No items meet the criteria.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 6 thru 10 out years (Section 29).

No items meet the criteria.

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Five Year Survey - Ten Year Maintenance

CHARLOTTE COUNTY SCHOOL DISTRICT

6/7/2023

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6 - 10 beyond the projects plans detailed in the five years covered by the work plan.

No items match the criteria.

Five Year Survey - Ten Year Utilization

CHARLOTTE COUNTY SCHOOL DISTRICT

6/7/2023

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	8,307	8,307	6,523.28	78.53 %	0	0	0.00 %
Middle - District Totals	4,872	4,382	3,578.93	81.67 %	0	0	0.00 %
High - District Totals	5,218	4,885	4,385.04	89.77 %	0	0	0.00 %
Other - ESE, etc	1,051	1,208	314.72	26.05 %	0	0	0.00 %
	19,448	**18,782**	**14,801.97**	**78.81 %**	**0**	**0**	**0.00 %**

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Five Year Survey - Twenty Year Capacity

CHARLOTTE COUNTY SCHOOL DISTRICT

6/7/2023

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K - 12 programs for the future 11 - 20 years beyond the 5-year district facilities work program.

No items match the criteria.

Five Year Survey - Twenty Year Infrastructure

CHARLOTTE COUNTY SCHOOL DISTRICT

6/7/2023

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in the 11 through 20 out years (Section 28).

No items meet the criteria.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 through 20 out years (Section 29).

No items meet the criteria.

EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

District:	Survey:	Status:
8-CHARLOTTE COUNTY SCHOOL DISTRICT	Survey: 6 - Version: 1	Active Approved

Five Year Survey - Twenty Year Maintenance

CHARLOTTE COUNTY SCHOOL DISTRICT

6/7/2023

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11 - 20 beyond the projects plans detailed in the five years covered by the work plan.

No items match the criteria.

Five Year Survey - Twenty Year Utilization

CHARLOTTE COUNTY SCHOOL DISTRICT

6/7/2023

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual FISH Capacity	Actual COFTE	Actual Utilization	Actual new Student Capacity to be added/removed	Projected COFTE	Projected Utilization
Elementary - District Totals	8,307	8,307	6,523.28	78.53 %	0	0	0.00 %
Middle - District Totals	4,872	4,382	3,578.93	81.67 %	0	0	0.00 %
High - District Totals	5,218	4,885	4,385.04	89.77 %	0	0	0.00 %
Other - ESE, etc	1,051	1,208	314.72	26.05 %	0	0	0.00 %
	19,448	**18,782**	**14,801.97**	**78.81 %**	**0**	**0**	**0.00 %**

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Appendix #4 - Charlotte County Interlocal Agreement for Coordination Planning and School Concurrency

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Interlocal Agreement for Coordinated Planning and School Concurrency

May, 2016

Prepared By

Charlotte County
City of Punta Gorda
School Board of Charlotte County

MIN

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Acronyms

AICP	American Institute of Certified Planners
CIE	Capital Improvements Element
COC	Certificate of Concurrency
CSA	Concurrency Service Area
DEO	Department of Economic Opportunity
DRI	Development of Regional Impact
DRT	Development Review Table
FDOE	Florida Department of Education
FISH	Florida Inventory of School Houses
FTE	Full-Time Equivalent
ICE	Intergovernmental Coordination Element
LDR	Land Development Regulations
LOS	Level of Service
LPA	Local Planning Agency
PSFE	Public Schools Facilities Element
PSFPC	Public Schools Facility Planning Committee
SCADL	School Capacity Availability Determination Letter
SGR	Student Generation Rate
SIA	School Impact Analysis
SWG	Staff Working Group
ILA	Interlocal Agreement

INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY

This Interlocal Agreement (hereinafter referred to as "Agreement") is entered into between the Charlotte County Board of County Commissioners (hereinafter referred to as "the County"), the City Council of the City of Punta Gorda (hereinafter referred to as "the City") (the County and the City may be referred to hereinafter, severally or jointly, as "the Local Governments," as indicated by context and application), and the School Board of Charlotte County (hereinafter referred to as "the School Board"). The County, the City and the School Board are hereinafter referred to collectively as the "Parties."

WHEREAS, the Parties recognize their mutual obligation and responsibility for the education, nurturing and general well-being of the children within their community; and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to Section 163.01, Section 163.3177(6)(h)(2) and (3) and Section 1013.33, Florida Statutes (F.S.); and

WHEREAS, the Parties recognize the benefits that will flow to the citizens and students of their communities by more closely coordinating their comprehensive land use and school facilities planning programs: namely (1) better coordination of new schools in time and place with land development, (2) greater efficiency for the School Board and Local Governments by reducing student travel times and placing schools to take advantage of existing and planned roads, water, sewer, and parks, (3) improved student access and safety by coordinating the construction of new and expanded schools with the road and sidewalk construction programs of the local governments, (4) better defined urban form by locating and designing schools to serve as community focal points, (5) greater efficiency and convenience by collocating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities, and (6) reduction of pressures contributing to urban sprawl and support of existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools; and

WHEREAS, the Parties have determined that it is necessary and appropriate to cooperate with each other to provide adequate public school facilities in a timely manner and at appropriate locations, to eliminate any deficit of permanent student stations and to provide capacity for projected new growth; and

WHEREAS, Section 1013.33, F.S., requires that the location of public educational facilities must be consistent with the comprehensive plan and implementing land development regulations of the appropriate local governing body; and

WHEREAS, Section 163.3177(6)(h), F.S., requires each Local Government to adopt an intergovernmental coordination element as part of their comprehensive plan that states principles and guidelines to be used in the accomplishment of coordination of the adopted comprehensive

plan with the plans of the School Board, and describes the processes for collaborative planning and decision making on population projections and public school siting; and

WHEREAS, the Local Governments are entering into this Agreement in reliance on the School Board's obligation to prepare, adopt and implement a financially feasible capital facilities program to achieve public schools operating at the adopted level of service standard consistent with the timing specified in the School Board's 5-Year District Facilities Work Program and the School Board's further commitment to update and adopt the plan annually in coordination with the Local Governments; and

WHEREAS, the School Board, is entering into this Agreement in reliance on the Local Governments' policy to adopt amendments to their local comprehensive plans to maintain school concurrency; and

WHEREAS, the County has jurisdiction for land use and growth management decisions within its unincorporated boundaries, including the authority to approve or deny comprehensive plan amendments, rezonings, and other development orders that generate students and impact the public school system, and the City has similar jurisdiction within its boundaries; and

WHEREAS, the School Board has the statutory and constitutional responsibility to provide a uniform system of free and adequate public schools on a countywide basis; and

WHEREAS, the Parties enter into this Agreement in fulfillment of those statutory requirements and in recognition of the benefits accruing to their citizens and students described above as fully satisfying Sections 1013.33 and 163.31777 F.S., and 163.3180 F.S. requirements for cooperative planning for all Parties involved, both individually and collectively.

NOW THEREFORE, be it mutually agreed between the School Board of Charlotte County, the Board of County Commissioners of Charlotte County and the City Council of the City of Punta Gorda that the following procedures will be followed in coordinating land use and public school facilities planning and school concurrency:

Section 1. Recitals

The foregoing recitals are adopted and incorporated by reference as if set forth fully herein. The following definitions and procedures will be used to coordinate public facilities planning, land use planning and school concurrency.

Section 2. Definitions

Adjacent Concurrency Service Areas (Adjacent CSA): Concurrency Service Areas which are contiguous and touch along one side of their outside geographic boundary.

Ancillary Facilities: The building, site and site improvements necessary to provide support services to a School Board's educational program including, but not limited to, vehicle storage, maintenance, warehouses, or administrative buildings.

Applicant: For the purposes of school concurrency, any person or entity undertaking a residential development.

Attendance Boundary: The geographic area which is established to identify the public school assignment of students residing within that area.

Available Capacity: Existing school capacity which is available within a Concurrency Service Area including any new school capacity that will be in place or under actual construction.

Certificate of Concurrency (COC): A final local development order or certificate issued at final site plan or final plat approval, which has verified public facility capacity is available to service a development.

Charter School: An alternative public school authorized pursuant to Section 1002.33, F.S. and built to meet the State Requirements for Educational Facilities standards when used as a Proportionate Share Mitigation Option.

Class Size Reduction: As provided in Article IX, Section 1, of the Florida Constitution, as amended, a provision to ensure that after the 2010 school year there are a sufficient number of classrooms in a public school so that:

1. The maximum number of students who are assigned to each core teacher who is teaching in public school classrooms for pre-kindergarten through grade 3 does not exceed 18 students; and

2. The maximum number of students who are assigned to each core teacher who is teaching in public school classrooms for grades 4 through 8 does not exceed 22 students; and

3. The maximum number of students who are assigned to each core teacher who is teaching in public school classrooms for grades 9 through 12 does not exceed 25 students.

Comprehensive Plan: As provided by Section 163.3164(4), F.S., as amended, a plan that meets the requirements of Chapter 163, F.S.

Concurrency: As agreed to by the Parties, the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Service Area (CSA): A geographic area in which the level of service for a school of each type is measured when an application for residential development is reviewed for school concurrency purposes.

Consistency: As provided by Section 163.3194, F.S.

Core Facilities: The areas within an educational facility that are used to support the classrooms. These spaces include, but are not limited to: the media center, cafeteria, gymnasium, multi-purpose space, and administration.

Developer: As provided by Section 163.3164(13) F.S., as amended.

Development: As provided by Sections 163.3164(14) and 380.04, F.S., as amended.

Development Order: As provided by Section 163.3164(15), F.S., as amended.

Development Permit: As provided by Section 163.3164(16), F.S.

Development Review Table: A table used by the School Board to compare the projected students from proposed residential developments to the CSAs available capacity.

Educational Facility: The buildings and equipment, structures and special educational use areas that are built, installed, or established to serve educational purposes.

Educational Plant Survey: A systematic study of schools conducted at least every five years and submitted to the FDOE for review and validation. The survey includes an inventory of existing educational and ancillary plants, and recommendations for future needs.

Florida Inventory of School Houses (FISH) – Permanent Capacity: The report of the permanent capacity of existing public school facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on a percentage of the total number of existing student stations and a designated size for each program.

Full-Time Equivalent (FTE) Student Count – Fall Semester: A fall semester count of all "full-time equivalent" students, pursuant to Section 1011.62, F.S.

Governing Body: The Board of County Commissioners of Charlotte County, the City Council of Punta Gorda, or any other chief governing body of a unit of local government, however designated, or any combination of such bodies as provided by Section 163.3164(20) F.S.

Governmental Agency: As provided by Section 163.3164 (21), F.S.

Level of Service (LOS) Standard: An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility.

Local Government: Charlotte County and/or the Cities located within its boundary pursuant to Section 163.3164 (29), F.S.

Maximum School Utilization: The use of student capacity in each CSA to the greatest extent possible, based on the adopted level of service and the total number of permanent student stations according to the FISH, taking into account special considerations such as, core capacity, special programs, transportation costs, geographic impediments, court ordered desegregation, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high) and provide an equitable distribution of student enrollment district-wide.

Permanent Classroom: An area within a school that is not moveable and that provides instructional space for the maximum number of students who are assigned to a teacher, based on FDOE standards.

Permanent Student Station: The floor area in a permanent classroom required to house a student in an instructional program, as determined by the FDOE.

Program Capacity: The capacity of a school once the space needs are met for programs including, but not limited to, English Language Learner (ELL), programs for students with disabilities and programs for gifted students have been addressed.

Proportionate Share Mitigation: An Applicant improvement or contribution identified in a binding and enforceable agreement between the Applicant, the School Board and the Local Government with jurisdiction over the approval of the site plan, subdivision plan, plat or functional equivalent providing compensation for the additional demand on public school facilities caused by the residential development of the property.

Proposed New Residential Development: Any application for new residential development, or any amendment to a previously approved residential development which could result in student population impacts.

Residential Development: Any development that is comprised of dwelling units, in whole or in part, for human habitation.

School Board: The governing body of the School District, a political subdivision of the State of Florida and a body corporate pursuant to Section 1001.40, F.S.

School District of Charlotte County: The School District created and existing pursuant to Section 4, Article IX of the State of Florida Constitution.

School Capacity Availability Determination Letter (SCADL): Based upon a School Impact Analysis (SIA), a letter prepared by School Board staff, identifying if school capacity is available to serve a residential project, if capacity exists for each school type, and whether the proposed development is conceptually approved or vested.

School Board's 5-Year District Facilities Work Program: School Board's annual comprehensive capital planning document, that includes long range planning for facility needs over a five-year, ten-year and twenty-year planning horizon. The adopted School Board's 5-Year District Facilities Work Program and Capital Budget as authorized by Section 1013.35 F.S.

School Impact Analysis (SIA): A detailed report which evaluates a development plan for a proposed residential development and identifies the anticipated student impact from the development on the level of service standard within the Concurrency Service Area for each school type.

Significant Renovation: For purposes of this Agreement, "significant renovations" or "significant renovations to existing schools" shall mean (a) constructing an addition to the facility, or (b) the facility's replacement with a new facility, or (c) such other renovation which may affect public infrastructure such as roads, drainage or park land.

Student Generation Rate (SGR): A rate used to calculate the number of students by school type (elementary, middle, high) that can be anticipated from a new residential development.

Temporary Classroom: A movable classroom facility, not considered permanent capacity by the School Board, including but not limited to portable classrooms.

Temporary FISH Capacity: The temporary capacity at an existing public school facility based on the number of students that may be housed in temporary classrooms at the school facility.

Total FISH Capacity: The combination of temporary and permanent capacity at an existing public school facility.

Type of School: Schools providing the same level of education, i.e. elementary, middle, high school, or other combination of grade levels.

Utilization: A ratio showing the comparison of the total number of students for each school type enrolled to the overall capacity of a public school facility within a Concurrency Service Area (CSA).

Section 3. Joint Workshop Meetings

3.1 Staff Working Group (SWG). A staff working group consisting of representatives from the staffs of the County, the School Board, and the City will meet as needed, but no less often than annually, to discuss issues and formulate recommendations regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, collocation and joint use opportunities, and ancillary infrastructure improvements needed to support the school and ensure safe student access. The SWG will prepare any information for presentation for the joint workshop sessions referred to in Section 3.2. The SWG will be responsible for setting the dates of the SWG meetings and for setting the dates of the joint workshop sessions.

3.2 Meeting of Elected Officials. One or more members of the governing bodies of the County, the School Board and the City will meet as needed, but no less often than annually, in a joint workshop session. These joint workshop sessions will be opportunities for the County, the City, and the School Board to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. The presentation of the above information will be prepared by the SWG. If necessary, at the end of a joint workshop session, the County, the School Board and the City will set the date(s) for any additional joint workshop sessions.

Section 4. Student Enrollment and Population Projections

4.1 Projection Coordination. In fulfillment of their respective planning duties, the County, the City, and the School Board agree to coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually and provided to the SWG.

4.2 Student Enrollment Projections. The School Board shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, F.S., where available, as modified by the School Board based on development data and agreement with the local governments and the Office of Educational Facilities. The School Board may request adjustment to the estimating conference projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the City and County regarding development trends and future population projections.

4.3 Student Enrollment Allocation. The School Board, working with the County and the City, will use the information described in Section 5.3 of this Agreement to allocate projected student enrollment by grade level and school/facility so that the district-wide projections are not exceeded. The County and the City agree that the School Board shall have the authority to determine the school district attendance boundary lines based on the

assessment of student population. The allocation of projected student enrollment will be presented by the School Board to the SWG.

Section 5. Coordinating and Sharing of Information

5.1 The School Board's 5-Year District Facilities Work Program. On or before September 1st of each year, the School Board staff shall submit to the representatives of the SWG from the County and the City a draft of the Tentative School Board's 5-Year District Facilities Work Program or an addendum of the previous plan prior to adoption by the School Board. The plan will be consistent with the requirements of Section 1013.35, F.S., and will include projected geographically apportioned student populations, an inventory of existing school facilities, projections of facility space needs, information on relocatables/portables, general locations of new schools for the five-year, ten-year, and twenty-year time periods, and options to reduce the need for additional permanent student stations. The plan will also include a financially feasible School Board 5-Year District Facilities Work Program. The City and the County staff shall review the plan and comment to the School Board staff within fifteen (15) days on the consistency of the plan with the local government comprehensive plan, whether a comprehensive plan amendment will be necessary for any proposed educational facility, and whether the local government supports a necessary comprehensive plan amendment. If the local government does not support a comprehensive plan amendment, the matter shall be resolved pursuant to Section 8 of this agreement.

5.2 Educational Plant Survey. The Educational Plant Survey update will be completed every five years, and a copy will be provided to the SWG within ten (10) days after receipt of such update by the School Board staff. The Educational Plant Survey shall be consistent with the requirements of Section 1013.31, F.S., and include at least an inventory of existing educational facilities, recommendations for new and existing facilities, and the general location of each in coordination with the land use plan.

The SWG shall review the Educational Plant Survey update and provide comments as necessary to the School Board staff within ten (10) days after receipt of such update. The SWG shall also provide comments as necessary to the School Board regarding the preparation of the next Educational Plant Survey update to assist the School Board in the preparation of that update.

5.3 Growth and Development Trends. On or before March 1st of each year, the SWG representatives from the County and the City each will provide the School Board SWG representatives with a report on growth and development trends within their respective jurisdictions. These reports will include the following:

a. The type, number, and location of residential units which have received final site plan approval;

b. Information regarding future land use map amendments which may have an impact on school facilities;

c. All building or development permits issued for the preceding year that may affect student population and their location. This information will identify the various categories of building or development permits and the total number of permits issued in each category during the preceding year. Additionally, this information may be a GIS-generated map of the County/City showing location of issued building or development permits; or a "scattergram" whenever such graphic can be generated by County/City staff;

d. Information regarding the conversion or redevelopment of housing or other structures into residential units which are likely to generate new students; and

e. The identification of any development orders issued, which contain a requirement for the provision of a school site as a condition of development approval.

Section 6. School Site Selection, Significant Renovations to Existing Schools, Replacements, and Potential School Closures

6.1 Public Schools Facility Planning Committee (PSFPC). The School Board will establish a Public Schools Facility Planning Committee for the purpose of reviewing potential sites for new schools and proposals for significant renovation and potential closure of existing schools. Based on information gathered during the review, the PSFPC will submit recommendations to the Superintendent for the School Board. The PSFPC will be a standing committee and will meet on an as needed basis; it is understood membership of this committee will fluctuate. In addition to appropriate members of the School Board, the PSFPC will include at least one staff member representative appointed by the County and at least one staff member representative appointed by the City.

6.2 School Site Selection and School Remodeling. When the need for a new school is identified in the School Board's 5-Year District Facilities Work Program, the PSFPC will review potential site(s) in the area of need. The potential site(s) for new school(s), and the list of schools identified in the School Board's 5-Year District Facilities Work Program for replacement, significant renovation, or potential closure will be submitted to the local government with jurisdiction for an informal assessment regarding consistency with the local government comprehensive plan. The assessment will include, as applicable, environmental suitability, transportation and pedestrian access, availability of infrastructure and services, safety concerns, land use compatibility, consistency with community vision, and other relevant issues. In addition, the issues identified in Section 6.4 of this agreement will be considered by both the local government and PSFPC as each site or school is evaluated. Based on the information gathered during this review, the PSFPC will make a recommendation to the Superintendent for the School Board or designee, of one or more sites for new schools in order of preference. The PSFPC will also make recommendations to the Superintendent or designee of one or more sites recommended for replacement, significant renovation, or potential closure.

6.3 Location of Potential School Sites. A list of potential school sites shall be developed pursuant to Section 6.2 of this Agreement. A map which identifies the location of the potential school sites shall be created and updated annually. Additions to the list shall be discussed by the SWG, and presented at the joint workshop sessions as referred to in Section 3.2 of this Agreement.

6.4 School Site Review Process. The following issues will be considered by the PSFPC, the School Board, and the local government with jurisdiction when evaluating new school sites, significant renovations of existing schools, replacements and potential closures of existing schools:

a. The selection of schools proximate to urban residential development and contiguous to existing school sites, and which provide logical focal points for community activities and serve as the cornerstone for innovative urban design, including opportunities for shared use and collocation with other community facilities;

b. The location of elementary schools proximate to and within walking distance of the residential neighborhoods served;

c. The location of high schools on the periphery of residential neighborhoods, with access to major roads;

d. Compatibility of the school site with present and projected uses of adjacent property;

e. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;

f. Site acquisition and development costs;

g. Safe access to and from the school site by pedestrians and vehicles;

h. Existing or planned availability of adequate public facilities and services to support the school;

i. Environmental constraints that would either preclude, or render new development or significant renovation of a public school on the site cost prohibitive;

j. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource;

k. A well-drained site and soils suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;

l. No conflict with the proposed location, the local government comprehensive plan(s), stormwater management plans, or watershed management plans;

m. The proposed location not within a velocity flood zone, a floodway, or the Coastal High Hazard Area, as delineated in the applicable comprehensive plan(s);

n. The proposed site accommodates the required parking, circulation and queuing of vehicles;

o. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport; and

p. Any additional concerns regarding safety of the site and its suitability to be utilized as a school.

6.5 Timing. At least sixty (60) days prior to acquiring or leasing property that may be used for a new public educational facility, the School Board staff shall provide written notice to the local government with jurisdiction over the use of the land. The local government, upon receipt of this notice, shall notify the School Board within forty-five (45) days if the proposed new school site is consistent with the land use categories and policies of the local government's comprehensive plan. This preliminary notice does not constitute the local government's determination of consistency pursuant to Section 1013.33(6), F.S.

6.6 Consistency. In accordance with Section 1013.33(6), F.S., if a school site is consistent with the future land use policies and land use category that allow public schools, the local government may not deny the site plan application but may impose reasonable development standards and conditions in accordance with Chapter 1013, F.S. The local government may consider the adequacy of the site plan as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property.

6.7 Existing School Board Property. The parties to this Agreement recognize that the School Board has purchased various properties for specific uses prior to the effective date of this Agreement. The School Board has sought special exceptions or other review by the City or County as appropriate in each case. Properties purchased by the School Board prior to this Agreement shall not be subject to review under this Agreement but the School Board shall notify the respective local government when a development schedule is prepared so that infrastructure and joint use needs can be coordinated.

Section 7. Supporting Infrastructure

7.1 On-Site and Off-Site Infrastructure Improvements. In accordance with Sections 1013.33 (3)(d) and 163.31777(2)(d) F.S., the School Board and affected Local Governments will jointly determine the need for and timing of on-site and off-site improvements necessary to support a new school or changes to an existing school facility that may affect public

infrastructure. The School Board and the Local Governments agree that the primary responsibility for constructing, operating and maintaining required infrastructure improvements shall be divided as follows:

a. The School Board is responsible for

1. On-site infrastructure improvements necessary to support the school;

2. Right-of-way dedications necessary to accommodate off-site infrastructure (turn lanes, sidewalks, etc.) adjacent to the school property; and

3. Extension of water and sewer lines required to serve the educational or ancillary facility. This provision is not intended to require the School Board to dedicate property or pay for improvements or construction of facilities of a general district-wide or regional nature which exceeds the School Board's proportionate share of the cost. By virtue of this subsection, the School Board is not waiving any local governmental responsibility for reimbursement per Chapter 1013, F.S.

b. The Local Government is responsible for

1. Acceleration/deceleration/by-pass lanes on roads contiguous to the school site;

2. School cross-walk pavement striping;

3. School zone flashing lights;

4. Traffic signals that are required on public roads;

5. Sidewalks needed within the two mile walk zone of a school;

6. Reduced speed limit zones and signage; and

7. Fire hydrant main extension.

7.2 Expenditure of Funds. The Parties and other governmental agencies and boards of the state may expend funds, separately or collectively, by contract or agreement, for the placement, paving, or maintaining of any road, byway, or sidewalk if the road, byway, or sidewalk is contiguous to or runs through the property of any educational plant, or for the maintenance or improvement of the property of any educational plant or of any facility on such property. Expenditures may also be made for sanitary sewer, water, stormwater, and utility improvements upon, or contiguous to, any existing or proposed educational plant.

7.3 Proportionate Share. In accordance with 1013.51(1)(b)F.S., the School Board may pay its proportionate share of the cost of on-site and off-site system improvements necessitated by the educational facility development, but the School District is not required to pay for or install any improvements that exceed those required to meet the on-

site and off-site needs of a new public educational facility or an expanded site, nor address existing facility or service backlogs or deficits.

Section 8. Local Planning Agency, Comprehensive Plan Amendments, Rezonings, and Developments of Regional Impact that Increase Residential Density and Community Development Projects

8.1 School Board Representation on the Local Planning Agency. The County and the City will each appoint a nonvoting representative nominated by the School Board on their respective Local Planning Agencies (LPA), to attend those meetings at which the respective LPA considers an application for a comprehensive plan amendment or rezoning or Development of Regional Impact (DRI) that would, if approved, increase residential density on the property that is the subject of the application. The City and the County may, in their separate discretion, grant voting status to the School Board member of their respective LPA. Nothing shall preclude the School Board member of an LPA from requesting attendance of additional School Board staff members at a particular LPA meeting when specialized opinions are needed to comment on any application.

8.2 School Board Representative Appointment. The School Board will appoint a representative or representatives to review and provide comments to the County for use in its staff reports for any application for comprehensive plan amendment, rezoning, or DRI, if any of such applications could have an impact on student enrollment, enrollment projections, or school facilities. The School Board will appoint a representative or representatives to review and provide comments to the City for use in its staff reports for any application for comprehensive plan amendment or rezoning, if any of such applications could have an impact on student enrollment, enrollment projections, or school facilities.

8.3 Notification of Potential Impacts. The County and the City agree to give the School Board notification of any plan amendment, rezoning or DRI application pending before them or their respective LPA that may affect student enrollment, enrollment projections, or school facilities. Such notice will be sent to the School Board staff at the same time the application is distributed to the applicable local government staff for comment, which in any case shall be at least thirty (30) days prior to the presentation of the application to the applicable LPA for a recommendation to the applicable local government governing body for decision. This notice requirement applies to applications for amendments to the applicable local government comprehensive plan, the applicable local government comprehensive plan's future land use map, rezonings, and developments of regional impact. The School Board staff shall provide written comments back to the County or the City staff, whichever is applicable, to be attached to the applicable staff report.

8.4 School Board Response. After notification by the Local Government, and prior to application approval, the School Board staff shall advise the Local Government of the school enrollment impacts anticipated to result from the proposed comprehensive plan amendment, rezoning or DRI, and whether sufficient capacity exists or is planned. Comments must be received by the City or County staff at least twenty (20) days prior to

the presentation of the application to the applicable LPA for recommendation to the applicable local government governing body for decision.

8.5 Insufficient Capacity. Based on the adopted level of service standard for schools, if sufficient school capacity is not available or planned to serve a development at the time of impact, the School Board staff shall advise the applicable Local Government of the capacity deficiencies.

If sufficient capacity is not available or planned to serve the development at the projected time of impact, the Local Government shall advise the developer that the School Board staff has identified there may be insufficient capacity to serve the development at the time of projected impact. The Local Government shall then advise the developer that they may choose to explore with the School Board and Local Government to provide mitigation for the anticipated impact at the time of review of the final site plan, final plat, or the functional equivalent.

If the developer chooses to utilize the options identified in Section 11.5 of this Agreement, the developer shall enter into an enforceable and binding agreement with the School Board and Local Government. It is required that an enforceable and binding agreement be executed by the School Board prior to the Local Government's public hearing for approval of the final site plan, final plat, or the functional equivalent. When the agreement is approved by the School Board, the agreement will then be presented for approval to the Local Government at the public hearing for the final site plan, final plat, or the functional equivalent.

If the developer chooses not to utilize this option, the developer shall acknowledge in writing to the School Board that they understand that they shall be required to address those anticipated deficits prior to final site plan, final plat or the functional equivalent.

The review by the School Board staff regarding comprehensive plan amendments, rezonings and DRIs containing residential units shall be classified as a Planning Level Review. The Planning Level Review does not constitute school concurrency review. This Section shall not be construed to obligate a Local Government to deny an application should the School Board fail to identify options to meet anticipated demand or should the collaborative process described in this Section fail to yield a means to ensure sufficient capacity.

8.6 Review Criteria. In reviewing and making decisions regarding applications for comprehensive plan amendments, rezonings, and DRIs the County and the City will consider the following issues:

a. School Board staff comments on:

1. Available school capacity or planned improvements to increase school capacity;

2. The provision of school sites and facilities within planned neighborhoods;

3. The inclusion of school bus stops and turnarounds; and

4. Compatibility of land uses adjacent to existing schools and reserved school sites;

b. The collocation of parks, recreation and neighborhood facilities with school sites;

c. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks for safe access;

d. Traffic circulation plans, which serve schools and the surrounding neighborhood; and

e. The provision of off-site signalization, signage, access improvements, and sidewalks to serve schools.

8.7 Community Development. In formulating community development plans and programs, the County and the City will consider the following issues:

a. Giving priority to scheduling capital improvements that are coordinated with and meet the capital needs identified in the School Board's 5-Year District Facilities Work Program;

b. Providing incentives to the private sector to identify and implement creative solutions to developing adequate school facilities for residential developments;

c. Targeting community development improvements in older and distressed neighborhoods near schools; and

d. Working to address and resolve multi-jurisdictional public school issues.

Section 9. Collocation and Shared Use

9.1 Collocation and Shared Use. Collocation and shared use of facilities are important to the School Board, the City and the County. During planning and design of construction, the School Board will look for opportunities to collocate and share use of school facilities and civic facilities when preparing the School Board's 5-Year District Facilities Work Program. Likewise, collocation and shared use opportunities will be considered by the City and the County when preparing updates to their respective comprehensive plans' schedule of capital improvements and when planning and designing new, or renovating

existing, community facilities. For example, opportunities for collocation and shared use with public schools will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, pools, stadiums, and other similar facilities. In addition, collocation and shared use of school and governmental facilities for health care and social services will be considered.

9.2 Collocation and Shared Use Agreements. Separate agreements between the School Board and the City and between the School Board and the County will be developed to address issues of collocation and shared use of facilities which address legal liability, operating and maintenance costs, scheduling of use, and facility supervision or any other issues that may arise from collocation or shared use.

Section 10. Requirements for the School Concurrency Program

10.1 School Concurrency Established. This Agreement establishes a Public School Concurrency program consistent with the requirements of Sections 163.3177, 163.31777 and 163.3180, F.S.

a. The Parties agree that the timely delivery of adequate public school facilities at adopted levels of service standards requires close coordination among the Parties at the level of land use planning, development approval, and school facility planning. Further, the Parties agree that new school facilities should be planned for and provided proximate to those areas planned for residential development or redevelopment. Further, School Board staff shall review and provide a determination on all residential applications for final site plan approval, subdivision approval, plat approval or the functional equivalent which will have an impact on school capacity and the School Board's 5-Year District Facilities Work Program.

b. The Parties agree that approval of residential final site plans, subdivision plans, plats or the functional equivalent may be issued only if school capacity within a CSA is available in public school facilities at the level of service standard (LOS) specified in this Agreement, or if an Applicant chooses to mitigate for its impacts through a proportionate share payment in accordance with Section 11.5 of this Agreement.

c. The Applicant shall provide a School Impact Analysis (SIA) form to the School District for a determination of whether school capacity is available to serve the residential development at the adopted LOS. This determination shall be in the form of a School Capacity Availability Determination Letter (SCADL) and based upon the criteria established in the applicable Local Government's Public School Facilities Element (PSFE).

10.2 Level of Service (LOS) Standard. To ensure the capacity of schools is sufficient to support student growth in the community, the Parties shall adopt LOS standards based on Total FISH Capacity (Total FISH Capacity = Permanent FISH Capacity + Temporary FISH Capacity) by school type. The Parties hereby agree that the adopted

LOS standard shall be 100% of total FISH capacity for high schools, 100% of total FISH capacity for middle schools, and 95% of total FISH capacity, which includes program capacity for elementary schools.

a. Temporary classrooms shall not be accepted as a means of proportionate share mitigation. It is the policy of the School Board to reduce the number of relocatable classrooms over time until they are no longer needed. Public school facilities which achieve the adopted LOS should, to the greatest extent possible, discontinue the use of temporary classrooms, except when used as an operational solution.

b. Temporary classrooms may be used as an operational solution during replacement, renovation, remodeling or expansion of a public school facility. In the event of a disaster or emergency, temporary classrooms may be used to satisfy the need for additional student stations.

10.3 Concurrency Service Area (CSA) Boundaries. The Parties hereby agree that the LOS standard for each school type shall be measured and applied using geographic areas known as a CSA. The mapping of the CSAs by school type shall be included in the data and analysis of the PSFE and are provided for information purposes only in Appendix A of this Agreement.

a. The Local Governments shall adopt the standards for modification of the CSA boundary maps as defined here into the PSFE of their Comprehensive Plan.

1. The Parties shall apply school concurrency on a less than district-wide basis, using individual school boundaries or a combination thereof to establish CSAs.

2. Specialized schools shall not be included in the CSAs identified above for the purposes of school concurrency. Specialized schools are open to students residing within the district and students are generally accepted through application approval. These special public schools vary in size, and may target a specific type of student and can limit the age groups or grade levels.

b. Any Party may propose a change to the CSA boundaries. Prior to adopting any change, the School Board must verify the following that as a result of the change:

1. The adopted LOS standards will be achieved and maintained by the end of the School Board's 5-Year District Facilities Work Program planning period; and

2. The utilization of school capacity will be maximized to the greatest extent possible, taking into account transportation costs and other relevant factors.

c. The Parties shall observe the following process for modifying CSA boundary maps:

1. The School Board, in coordination with Local Governments shall review the proposed CSA boundaries and the data and analysis used to support the changes, and determine whether or not a change is appropriate considering the above standards.

2. If the proposed changes to the CSA boundaries are acceptable, the School Board shall transmit the changes with the supporting data and analysis to the Local Governments for review and comment. Comments from the Local Governments must be provided within forty-five (45) days of receipt.

3. The change to a CSA boundary shall become effective upon final approval of the new CSA boundary map by the School Board. New CSA boundary maps shall also be included as data and analysis in support of the Local Governments' PSFE.

10.4 Specific Responsibilities of the School Board. By entering into this Agreement, the School Board agrees to do the following subject to the provision that none of the following shall exceed the requirements of the Florida Statutes:

a. Prepare and annually update, in coordination with Local Governments, the financially feasible School Board's 5-Year District Facilities Work Program containing enough capacity each year to meet the demand for student stations identified by the population projections so that no CSA exceeds the adopted LOS standard.

b. Maximize utilization of school capacity in order to ensure that all the schools of each type (elementary, middle, high) in each CSA operate at or below the adopted level of service standard for the school type, consistent with the requirements of this Agreement.

c. Construct the capacity enhancing and modernization projects which, when completed, will add sufficient capacity to achieve and maintain the adopted LOS standard for all CSAs based on the projected enrollment; provide for required modernizations; and satisfy the School Board's constitutional obligation to provide a uniform system of free public schools on a county-wide basis.

d. Consider utilizing charter schools built in conformance with School Board standards and with Section 423 of Florida Building Code [State Requirements for Educational Facilities (SREF)], to the extent the enrollment can be controlled by the School Board, to expand capacity of the public school system and mitigate the educational impact created by the development of new residential dwelling units.

e. Provide the Local Governments with the required data and analysis updated

annually to support the comprehensive plan elements and any amendments relating to school concurrency.

f. Review proposed new residential developments for compliance with concurrency standards, consistent with the requirements of this Agreement.

g. Review proportionate share mitigation options for new residential development consistent with the requirements of this Agreement.

h. Provide necessary staff and material support for the Implementation Review Workshops required for the oversight and monitoring of the implementation of this Agreement, as identified in Section 12 of this Agreement.

i. Provide information to the Local Governments regarding potential school and ancillary facility locations, and infrastructure necessary to support public school facilities, which may necessitate amendments to Future Land Use Plan and Capital Improvements Plan Elements of the Local Governments' comprehensive plans, consistent with the requirements of this Agreement.

10.5 School Board's 5-Year District Facilities Work Program. The School Board's 5-Year District Facilities Work Program shall be used by the School Board to identify school capacity projects necessary to achieve and maintain the adopted LOS standard for CSAs of each school type and to verify its ability to fund the capital improvement projects for the five-year planning period, as amended annually.

a. Participation. The School Board shall include the Local Governments in the annual preparation of their School Board's 5-Year District Facilities Work Program as provided in Section 1013.33(3)(f), F.S.

b. Timing. The School Board shall update and adopt the School Board's 5-Year District Facilities Work Program for public schools in Charlotte County on or before September 30th of each year. The School Board's 5-Year District Facilities Work Program shall include the following:

1. Specify all new construction, remodeling or renovation projects which will add permanent capacity or modernize existing facilities.

2. Include a description of each school project, a listing of funds to be spent in each fiscal year, including proportionate share mitigation funding, for the planning, preparation, land acquisition, construction or extension of public facilities needed to support the school project, and actual construction and renovation of each school project which adds capacity or modernizes existing facilities; and the amount of capacity added.

3. Identify the projected enrollment, capacity and utilization percentage of all schools.

4. Update the CSA boundaries, as necessary.

5. Update the public school LOS standards, as necessary.

c. Transmittal. Commencing after the effective date of this Agreement, the School Board shall transmit the tentative final draft of the School Board's 5-Year District Facilities Work Program to the Local Governments and the SWG on or before September 1st of each year.

d. Adoption. Unless the adoption is delayed by mediation or a lawful challenge, the School Board shall adopt the School Board's 5-Year District Facilities Work Program no later than September 30th and it shall become effective no later than October 1st of each year.

e. Additions. The School Board may amend the School Board's 5-Year District Facilities Work Program at anytime to add necessary capacity projects to satisfy the provisions of this Agreement. For additions to the School Board's 5-Year District Facilities Work Program, the School Board must demonstrate its ability to maintain the financial feasibility of the School Board's 5-Year District Facilities Work Program for the current 5-year planning period.

10.6 Specific Responsibilities of the County and City. When the Comprehensive Plan amendments adopted in accordance with this Agreement become effective, the Local Governments shall do the following:

a. Withhold, phase or defer the approval of any site plan, subdivision plan, plat or functional equivalent for new residential units not exempted under Section 11.1(c) of this Agreement, until the School Board staff has issued a SCADL determining that there is school capacity available to serve the development or a development agreement with the School Board has been executed with the applicant and approved consistent with the requirements of this Agreement.

b. Share information with the School Board regarding population projections, projections of development and redevelopment for the coming year, infrastructure required to support public school facilities, and amendments to future land use plan elements consistent with the requirements of this Agreement.

c. Maintain data for residential development which shall be provided to the School Board annually at the Joint Workshop.

10.7 Required Comprehensive Plan Amendments. The County and the City agree to adopt the following Comprehensive Plan amendments no later than December 1st of each year, as necessary. The amendments shall be consistent with this Agreement, and those adopted by the other local government as required by Section 163.3180, F.S.

a. Development, Adoption and Amendment of the Capital Improvements Element (CIE). An annual update or any amendment to the School Board's 5-Year District Facilities Work Program shall be transmitted to the Local Governments for review and comment no less than 30 days prior to adoption by the School Board. The County and the City shall adopt the School Board's 5-Year District Facilities Work Program into the Capital Improvements Elements of their Comprehensive Plans, provided such adoption does not affect the Local Governments' ability to maintain a financially feasible CIE for the current five-year planning period. The School Board's annually adopted 5-Year District Facilities Work Program shall be included in the next available comprehensive plan amendment round, but no later than December 1st of each year. This will ensure that the CIE uniformly sets forth a financially feasible public school capital facilities plan, consistent with the adopted LOS standards for public schools.

1. Corrections or modifications to the School Board's 5-Year District Facilities Work Program concerning costs, revenue sources, or acceptance of facilities pursuant to dedications, may be accomplished by ordinance, and shall not be deemed an amendment to the comprehensive plan. A copy of the ordinance shall be provided to the State of Florida Department of Economic Opportunity (DEO).

2. The Local Governments, by adopting the School Board's 5-Year District Facilities Work Program into the CIE of the Local Government's Comprehensive Plan, shall have neither the obligation nor the responsibility for funding the School Board's 5-Year District Facilities Work Program.

b. Development, Adoption and Amendment of the Public School Facilities Element (PSFE). The County and the City shall maintain and update a Public School Facilities Element which is consistent with those adopted by the other Local Governments within the County. The PSFE and this Agreement must be consistent with each other.

In the event that it becomes necessary to amend the PSFE, the Local Government wishing to initiate an amendment shall request review through the SWG prior to transmitting the amendment to the DEO. The SWG shall be responsible for distributing the amendment to all Parties to this Agreement for review and comment.

1. To achieve required consistency, the County and the City shall adopt the amendment in accordance with the statutory procedures for amending comprehensive plans.

2. If any Local Government objects to the amendment and the dispute cannot be resolved between or among the Parties, the dispute shall be resolved in accordance with the provisions set forth in this Agreement. In such a case,

the Parties agree not to adopt the amendment until the dispute has been resolved.

Any local issues not specifically required by law in the PSFE may be included or modified in the Local Government PSFE by following the normal Comprehensive Plan amendment process and that all such changes must maintain the financial feasibility of the School Board's 5-Year District Facilities Work Program and must not have a cost implication, or create additional coordination for the School Board.

c. Development, Adoption and Amendment of the Intergovernmental Coordination Element (ICE). The amendment of the ICE in conformance with Section 163.3180(13)(6)(h), F.S., shall be in accordance with that process set forth in Section 163.3184, F.S.

10.8 Continuance of School Concurrency. Unless delayed by mediation or a lawful challenge, the School Concurrency Program described in the Agreement shall remain in force following execution by all Parties.

Section 11. Uniform School Concurrency Process

11.1 General Provisions. The County, the City and the School Board shall ensure that the LOS Standard established for each school type is achieved and maintained.

a. No final site plan, subdivision plan, plat or the functional equivalent for a new residential development may be approved by the County or City, unless the application is exempt from these requirements as provided in Section 11.1(c) of this Agreement, or until a SCADL has been issued by School Board staff to the Local Government indicating that adequate school capacity exists within a CSA for each school type.

b. A Local Government may condition the approval of the application to ensure that necessary school facilities are in place, in order to validate or render effective the approval. This shall not limit the authority of a Local Government to deny a site plan, subdivision plan, plat or the functional equivalent, pursuant to its home rule regulatory powers.

c. The following residential uses shall be considered exempt from the requirements of school concurrency:

1. All single family lots of record in existence prior to the effective date of school concurrency.

2. Any residential development that has a site plan, subdivision plan, preliminary or final plat approval or the functional equivalent for a site specific development order approved prior to the effective date of school

concurrency.

3. Any age-restricted community with no permanent residents under the age of eighteen (18). Exemption of an age-restricted community must be subject to a restrictive covenant limiting the age of residents to 18 years and older.

4. All new residential developments or amendments to previously approved residential developments, which are calculated to generate less than one student.

5. All new residential plats and site plans (or functional equivalent), or amendments to previously approved residential development orders, which are calculated to generate less than one student.

6. Development that has been authorized as a DRI pursuant to Chapter 380, F.S., as of July 1, 2005, except that any Notice of Proposed Change, or application of an exchange (equivalency matrix) that increases residential density shall be subject to review for school concurrency at the time of the Notice of Proposed Change.

d. Upon request by an Applicant submitting any land development application with a residential component, School Board staff shall issue a determination as to whether or not a development, lot or unit is exempt from the requirements of school concurrency.

11.2 School Concurrency Application Review. Any Applicant submitting an application for a site plan, subdivision plan, plat or functional equivalent with a residential component that is not exempt under Section 11.1(c) of this Agreement is subject to school concurrency and must prepare and submit a School Impact Analysis (SIA) form to the Local Government, for review by the School Board staff.

The SIA must indicate the location of the development, number of dwelling units, a phasing schedule (if applicable), and age-restrictions for occupancy (if any). The Local Government shall initiate the review by determining that the application is sufficient for processing. Once deemed sufficient, the Local Government shall transmit the application and the SIA to School Board staff for review. A flow chart outlining the school concurrency review process is included as Appendix C. The process is as follows:

a. An application for residential development is submitted to the Local Government initiating a sufficiency review. Once deemed sufficient, the Local Government will time and date stamp the application and the SIA, and transmit both to School Board staff for review. The School Board shall charge the Applicant a non-refundable application fee to meet the cost of concurrency review. A receipt for payment from the School District shall be included with the SIA upon submittal to the Local Government.

b. The School District representative shall review the Applicant's SIA for a residential development which has been submitted and deemed sufficient for processing by the applicable Local Government.

c. The School District representative shall review each SIA in the order in which it is received and verify whether sufficient student stations for each school type are available or not available in the proposed development's CSA to support the Applicant's proposed development.

1. To determine a proposed development's projected students, the projected number of residential units shall be converted into projected students for all schools of each type within the specific CSA using the Student Generation Rates.

2. New school capacity within a CSA, which is in place or under actual construction at the time of application, will be added to the capacity shown in the CSA.

d. If the projected student growth from an Applicant's proposed residential development causes the adopted LOS for any school type to be exceeded in the CSA, an adjacent CSA will be reviewed for available capacity.

1. In conducting the adjacency review for available capacity, School Board staff shall consider adjacent CSA capacity to accommodate projected enrollment and, if necessary, shall review each adjacent CSA until all adjacent CSAs have been evaluated for available capacity to satisfy space required to accommodate the projected enrollment. If capacity is identified to accommodate the projected enrollment, School Board staff shall issue a SCADL indicating that capacity is available.

2. If a proposed development causes the LOS in the CSA in which it is located to exceed the adopted LOS standard for any school type, and there is available capacity in an adjacent CSA, the actual development impacts shall be shifted to an adjacent CSA having available capacity. This shift may be accomplished through attendance boundary changes or by assigning the impacts of the development to an adjacent CSA for the school type(s) impacted.

e. In the event that there is not adequate capacity available to support the adopted LOS standard within the CSA in which the proposed development is located, or in an adjacent CSA to support the development impacts, School Board staff will issue a SCADL within twenty (20) working days of receipt of the SIA detailing why the development is not in compliance, and offer the applicant the opportunity to provide proportionate share mitigation through the mitigation process described below in Section 11.5 of this Agreement, revise the application, or withdraw the

application. If the applicant pursues the mitigation option and the proposed mitigation is accepted, the School Board shall enter into an enforceable and binding agreement with the affected Local Government and the Applicant pursuant to Section 11.5 of this Agreement.

f. When capacity has been determined to be available, School Board staff shall issue a SCADL verifying available capacity to the applicant and the affected Local Government.

g. The Local Government shall be responsible for notifying School Board staff when a residential development has received a Certificate of Concurrency (COC) and when the COC for the residential development is modified or is revoked.

11.3 School Concurrency Approval. Issuance of a SCADL by School Board staff identifying that capacity exists within the adopted LOS indicates only that school facilities are currently available. Capacity will not be reserved for the Applicant's proposed residential development until the Local Government issues a COC.

a. A Local Government shall not issue a COC for a residential development until receiving confirmation of available school capacity within the adopted level of service for each school type, in the form of a SCADL from School Board staff, or an enforceable and binding agreement has been approved.

b. Once the Local Government has issued a COC, school concurrency for the residential development shall be valid for the life of the COC. Extension or modification of a COC for a residential development shall require a new review for adequate school capacity to be performed by the School District. This review requires issuance of a new SCADL and, if necessary, modification or creation of a binding and enforceable agreement.

c. Local Governments shall notify School Board staff within ten (10) working days of any official change in the validity (status) of a COC for a residential development.

d. The Local Government shall not issue a building or development permit or its functional equivalent for a non-exempt residential development without confirming that the development received a COC prior to final site plan, subdivision plan, plat approval or functional equivalent, and the COC is still valid.

11.4 Development Review Table. School Board staff shall create and maintain a Development Review Table (DRT) to measure available capacity at the adopted LOS within the CSAs for each school type. The DRT will be used to compare the projected students from proposed residential developments to the CSAs available capacity.

a. Student enrollment projections shall be based on the most recently adopted

School Board's 5-Year District Facilities Work Program and the DRT shall be updated to reflect these projections. Available capacity shall be derived using the following formula:

Available Capacity = CSA Capacity[1] – (Enrollment[2] + Reserved Capacity[3])

Where:
[1] CSA Capacity = Total FISH Capacity of all schools adjusted by LOS standards and planned portable reductions within the applicable CSA for each school type
[2] Enrollment = Total CSA Student enrollment as counted at the February FTE
[3] Reserved Capacity = Students generated from residential developments exempt from school concurrency and students generated from residential developments approved after the implementation of school concurrency.

b. Using the February FTE, the reserved student capacity on the DRT for the CSA will be reduced by the number of students for each school type represented by the residential units that received certificates of concurrency within the previous twelve-month (12) period.

11.5 Proportionate Share Mitigation. In the event there is not sufficient school capacity available within the adopted LOS to support an Applicant's development, the School District in coordination with the applicable Local Government(s) may offer the applicant the opportunity to consider proportionate share mitigation options. If an option is accepted by the Applicant, the Applicant, the School Board, and the Local Government shall enter into an enforceable and binding agreement to mitigate the impact from the development through the creation of additional school capacity.

a. When the student impacts from a proposed development cause a failure to meet the adopted LOS standard, the Applicant's proportionate share will be based on the number of additional student stations necessary to meet the established LOS standard for the affected school type(s). The amount to be paid will be calculated by the total cost per student station for elementary, middle, and high school types, which includes land acquisition, construction and infrastructure expenditures for school sites.

b. The methodology used to calculate an Applicant's proportionate share mitigation shall be as follows:

Proportionate Share = ([1]Development students - Available Capacity) x [2]Total Cost per student station

Where the following definitions apply:

[1]Development students = Students generated by residential development that are assigned to that CSA for the affected school type(s).

[2]Total Cost = The cost per student station by school type, which includes land acquisition, construction and infrastructure expenditures for school sites as determined by the School District.

c. The Applicant may be allowed to enter a negotiation period with the School Board in an effort to mitigate the impact from the development through the creation of additional capacity. Upon identification, and acceptance of the mitigation option by the School Board and the applicable Local Government, the Applicant shall enter into a binding and enforceable agreement.

1. A mitigation contribution provided by an Applicant to offset the impact of a residential development must be directed by the School Board toward a school capacity project for the impacted school type(s), and identified in the School Board's 5-Year District Facilities Work Program. The Applicant may pay his proportionate share to mitigate the proposed development impacts in accordance with the formula provided in Section 11.5 (b) of this Agreement.

2. If a capacity project does not exist in the School Board's 5-Year District Facilities Work Program, the School Board may add a capacity project to the School Board's 5-Year District Facilities Work Program to satisfy the impact from a proposed residential development, if it is funded through the Applicant's proportionate share mitigation contributions or some other specified funding source. Mitigation options may include, but are not limited to the following:

(a) Contribution of land or payment for land acquisition in conjunction with the provision of additional school capacity; or

(b) Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits; or

(c) Provision of additional student stations through the donation of buildings for use as a primary or alternative learning facility; or

(d) Provision of additional student stations through the renovation of existing buildings for use as learning facilities; or

(e) Construction or expansion of permanent student stations or core capacity; or

(f) Construction of a public school facility in advance of the time set forth in the School Board's 5-Year District Facilities Work

Program; or

(g) Construction of a charter school facility in advance of the time set forth in the School Board's 5-Year District Facilities Work Program, providing that it is built according to State Requirements for Educational Facilities (SREF) standards.

3. For mitigation measures approved by the School Board, the estimated cost to construct the mitigating capacity will reflect the estimated future construction costs at the time of the anticipated construction.

4. Improvements contributed by the Applicant shall receive school impact fee credit if applicable. The Applicant shall receive an impact fee credit for that portion of the Applicant's educational impact used to fund the improvements on which the proportionate share mitigation is calculated.

5. If the proportionate share mitigation required is greater than the impact fees generated by the development, the difference between the Applicant's proportionate share and the impact fee credit shall be the responsibility of the Applicant.

6. Any proportionate share mitigation must be directed by the School Board toward a school capacity improvement identified in the School Board's 5-Year District Facilities Work Program.

7. Upon conclusion of the negotiation period, a second SCADL shall be issued.

(a) If mitigation is agreed to, School Board staff shall issue a new SCADL approving the Applicant's development subject to those mitigation measures agreed to by the Local Government(s), Applicant and the School Board. Final site plan, subdivision plan, plat approval or the functional equivalent, shall not be approved until the mitigation measures are memorialized in an enforceable and binding agreement with the Local Government(s), the School Board and the Applicant that specifically details mitigation provisions to be paid for by the Applicant and includes all relevant terms and conditions.

(b) If mitigation is not agreed to, the SCADL shall detail why any mitigation proposals were rejected and why the development is not in compliance with school concurrency requirements. A SCADL indicating either that adequate capacity is available, or that there is no available capacity following the negotiation period as described in Section 11.5(c) of this Agreement, constitutes final agency action by the School Board for purposes of Chapter 120, F.S.

11.6 Appeal Process. A person may appeal a determination made as a part of the school concurrency process.

a. A person substantially affected by the School Board's adequate capacity determination made as a part of the school concurrency process may appeal such determination through the process provided in Chapter 120, F.S.

b. A person substantially affected by a Local Government decision made as a part of the school concurrency process may appeal such decision using the process identified in the Local Government's regulations for appeal of development orders. This shall not apply to any decision subject to section (a) above.

Section 12. Oversight Process

12.1 Implementation Review. The School Board, the County and the City shall conduct workshops, at least annually, to discuss the implementation of this Agreement. The implementation review workshops shall be open to the public and provide for public comment on the implementation of this Agreement. The implementation review workshops may be either separate workshops conducted by the separate parties to this Agreement, or joint workshops providing for the participation of more than one party to this Agreement. In any event, each of the parties to this Agreement shall be required to participate in at least one implementation review workshop annually. The SWG shall prepare the agendas for the implementation review workshops, which shall include a report on the activities involved in the implementation of the Agreement since the execution of this Agreement, or since the last implementation review workshop, whichever is applicable.

Section 13. Special Provisions

13.1 School Board Requirements. The Parties acknowledge and agree that the School Board is or may be subject to the requirements of the Florida and United States Constitutions and other state or federal statutes regarding the operation of the public school system. Accordingly, the Parties agree that this Agreement is not intended, and will not be construed, to interfere with, hinder, or obstruct in any manner, the School Board's constitutional and statutory obligation to provide a uniform system of free public schools on a county-wide basis or to require the School Board to confer with, or obtain the consent of, the Local Governments, as to whether that obligation has been satisfied. Further, the Parties agree that this Agreement is not intended and will not be construed to impose any duty or obligation on the Local Governments for the School Board's performance of its constitutional or statutory obligation.

13.2 Land Use Authority. The Parties specifically acknowledge that the County and the City are responsible for approving or denying comprehensive plan amendments and development orders within their own jurisdictions. Nothing herein represents or authorizes a transfer of this authority to any other party.

Section 14. Resolution of Disputes

If the parties to this agreement are unable to resolve any issue in which they may be in disagreement covered in this Agreement, such dispute will be resolved in accordance with governmental conflict resolution procedures specified in Chapter 164 and Chapter 186, F.S. In the event of any conflict between the dispute resolution procedures contained in Chapter 164 and Chapter 186, the provisions of Chapter 164 shall govern.

Section 15. General

Whenever the terms City, County or School Board are used herein, the applicable term may refer to the governing board of the applicable Local Government or the School Board, or it may refer to the staff of the applicable Local Government or School Board, whichever the context indicates.

Section 16. Amendment of the Agreement

This Agreement may only be amended by written consent of all parties to this Agreement, so long as the amended Agreement remains in compliance with all statutory provisions.

Section 17. Execution of the Agreement

This Agreement may be executed in any number of counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument and be the Agreement between the parties.

Section 18. Termination of the Agreement

18.1 Termination. No party to this Agreement may terminate its participation in the agreement, except as follows:

a. By providing a sixty (60) day written notice to all other parties; or
b. Another agreement is adopted between that party and the School Board meeting all requirements of law that is consistent with the requirements of this Agreement.

Section 19. Entire Agreement

This Agreement sets forth the entire agreement among the parties relating to the subject matter of this Agreement. This Agreement supersedes all prior and contemporaneous negotiations, understandings and Agreements, written or oral, among the parties.

Section 20. Effective Date

This Agreement becomes effective immediately following the signatures of all Parties to the Agreement.

IN WITNESS WHEREOF, this Interlocal Agreement has been executed by the Parties by their duly authorized officials on the date set forth below.

DULY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, THIS 10th Day of May, 2016.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By William G. Truex
William G. Truex, Chairman

ATTEST:
Barbara T. Scott, Clerk of Circuit
Court and Ex-Officio Clerk to the
Board of County Commissioners

By Michelle D Bearden
Deputy Clerk Agr 2016-022

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

Janette S. Knowlton
Janette S. Knowlton, County Attorney
LR 16-0142

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF PUNTA GORDA, THIS 18 Day of May, 2016.

ATTEST:

Karen Smith, City Clerk

CITY OF PUNTA GORDA, a Florida Municipal Corporation

Rachel Keesling, Mayor

APPROVED:

David Levin, City Attorney

DULY PASSED AND ADOPTED BY THE SCHOOL BOARD OF CHARLOTTE COUNTY, THIS 10 Day of May, 2016.

ATTEST:

Steve Dionisio, Superintendent

SCHOOL BOARD OF CHARLOTTE COUNTY

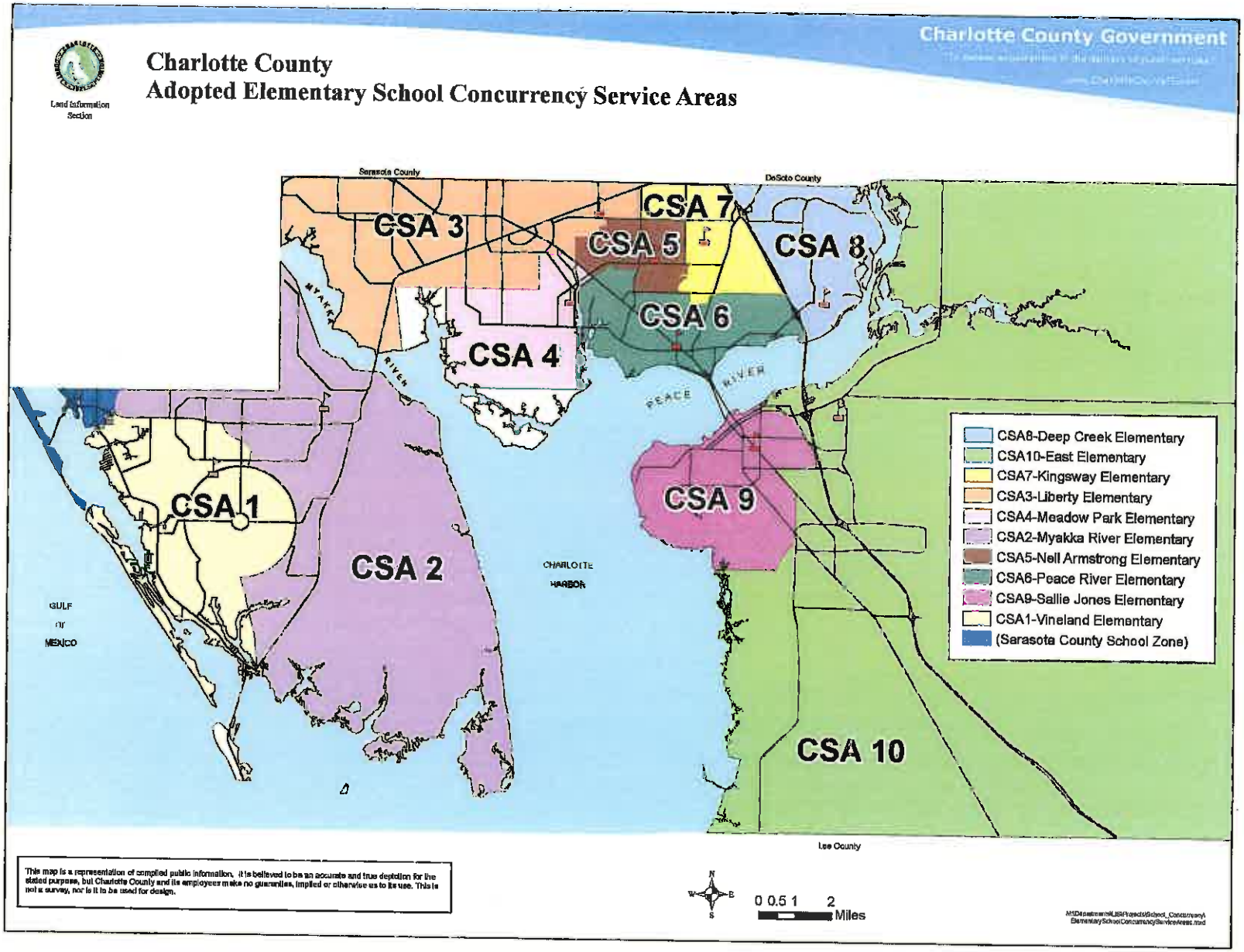
Barbara Rendell, Chairman

APPROVED:

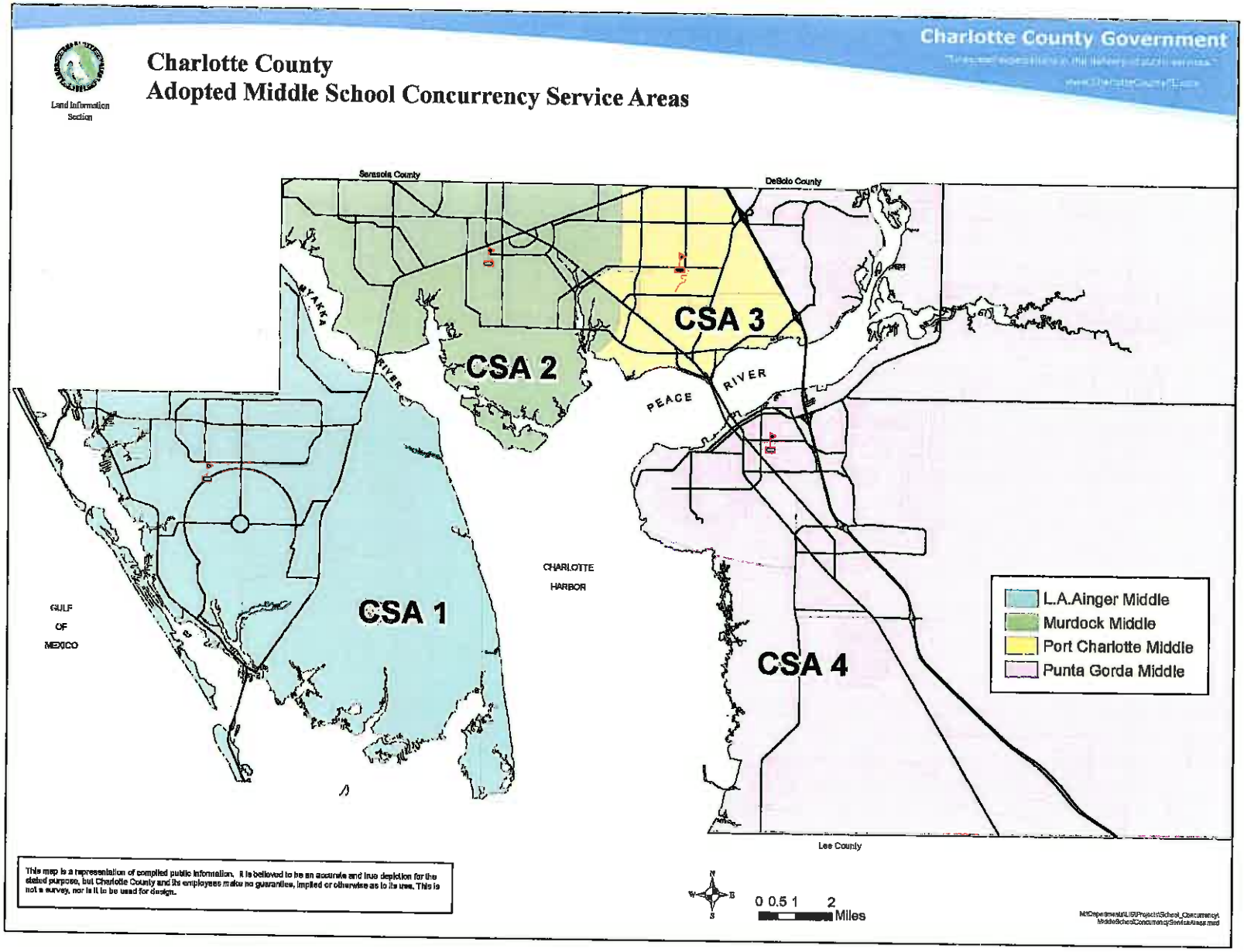
Michael McKinley,
School Board Attorney

APPENDIX A

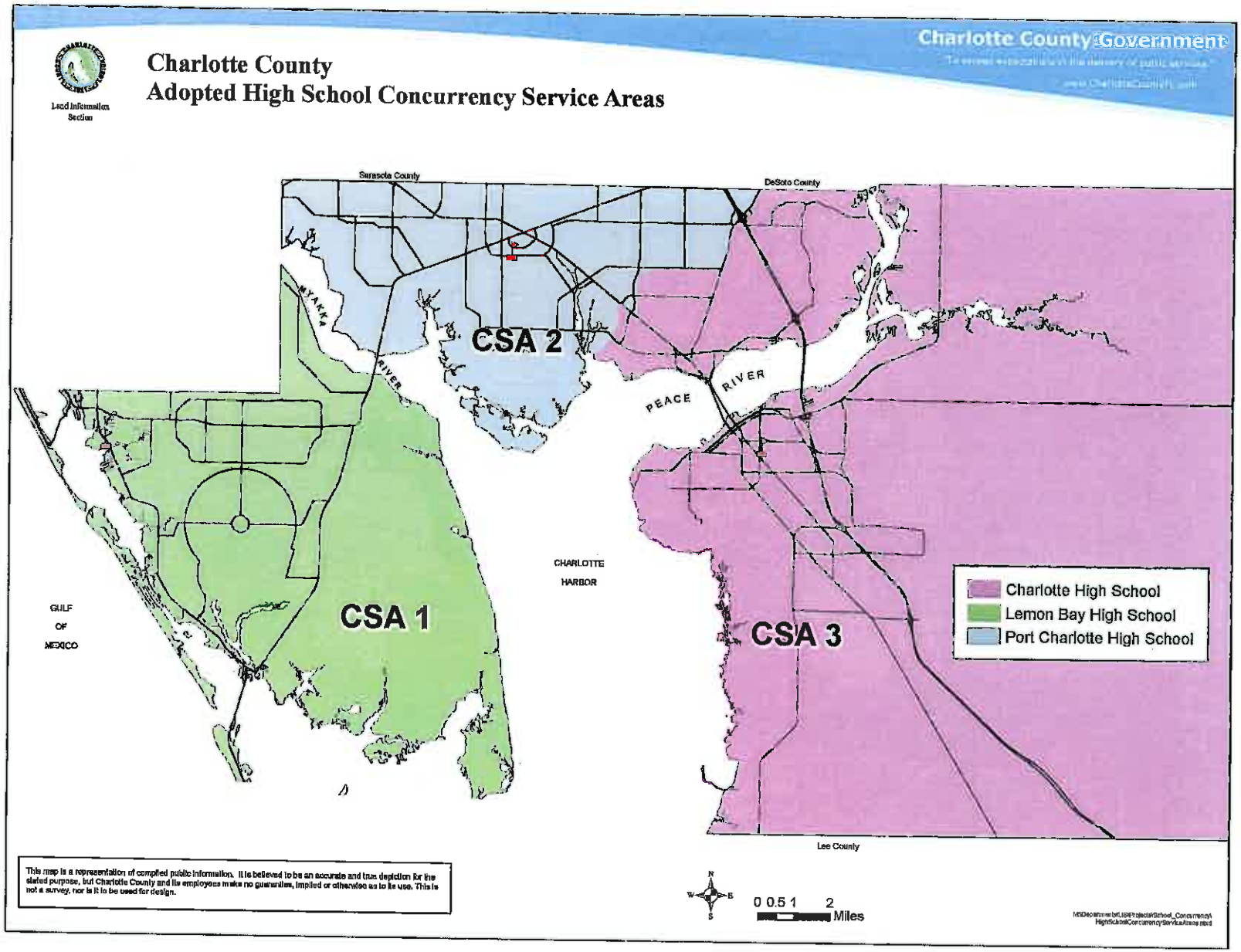
Concurrency Service Area Map Series


Charlotte County Government
Land Information Section
Charlotte County
Adopted Elementary School Concurrency Service Areas
Sarasota County
DeSoto County
CSA 1
CSA 2
CSA 3
CSA 4
CSA 5
CSA 6
CSA 7
CSA 8
CSA 9
CSA 10
MYAKKA RIVER
PEACE RIVER
CHARLOTTE HARBOR
GULF OF MEXICO
Lee County
CSA8-Deep Creek Elementary
CSA10-East Elementary
CSA7-Kingsway Elementary
CSA3-Liberty Elementary
CSA4-Meadow Park Elementary
CSA2-Myakka River Elementary
CSA5-Nell Armstrong Elementary
CSA6-Peace River Elementary
CSA9-Sallie Jones Elementary
CSA1-Vineland Elementary
(Sarasota County School Zone)
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantee, implied or otherwise as to its use. This is not a survey, nor is it to be used for design.
0 0.5 1 2
Miles

May 2016


Charlotte County Government
Charlotte County
Adopted Middle School Concurrency Service Areas
Land Information Section
Sarasota County
DeSoto County
MYAKKA RIVER
PEACE RIVER
CSA 1
CSA 2
CSA 3
CSA 4
CHARLOTTE HARBOR
GULF OF MEXICO
Lee County
L.A.Ainger Middle
Murdock Middle
Port Charlotte Middle
Punta Gorda Middle
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise as to its use. This is not a survey, nor is it to be used for design.
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May 2016


Charlotte County Government
Charlotte County
Adopted High School Concurrency Service Areas
Land Information Section
Sarasota County
DeSoto County
CSA 2
CSA 1
CSA 3
PEACE RIVER
MYAKKA RIVER
CHARLOTTE HARBOR
GULF OF MEXICO
Lee County
Charlotte High School
Lemon Bay High School
Port Charlotte High School
This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantee, implied or otherwise as to its use. This is not a survey, nor is it to be used for design.
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Miles

May 2016

APPENDIX B

School District Student Generation Multiplier

Determining the number of students generated from new residential developments is necessary to accurately assess a new residential development's impact on public schools. This student generation rate allows the School District to calculate the number of new students that can be expected from a residential development, based on the number and type of residential units proposed. With the projected number of students defined, the impact of the residential development on available school capacity can be determined. The current student generation multipliers are based on actual students residing in a variety of housing types.

Two data sets were used to calculate the student generation multipliers. These datasets were the 2009 Geographic Information Systems (GIS) property parcel file from the Charlotte County Land Information Office and October 2009 enrollment data from the School District. The student address data were geo-coded to property unit data and street centerline data to create a GIS point file with the spatial location of each student based on their school type and home address. Similar to the previous study, the updated analysis used over 95 percent of the total student population and the volume of data was large enough to offset occasional assignment errors. The total student population used in the multiplier analysis was 16,447. Students with address errors or post office box addresses were not matched to an address by geo-coding. Additionally, home-schooled students and those attending non-traditional schools were not included in the analysis.

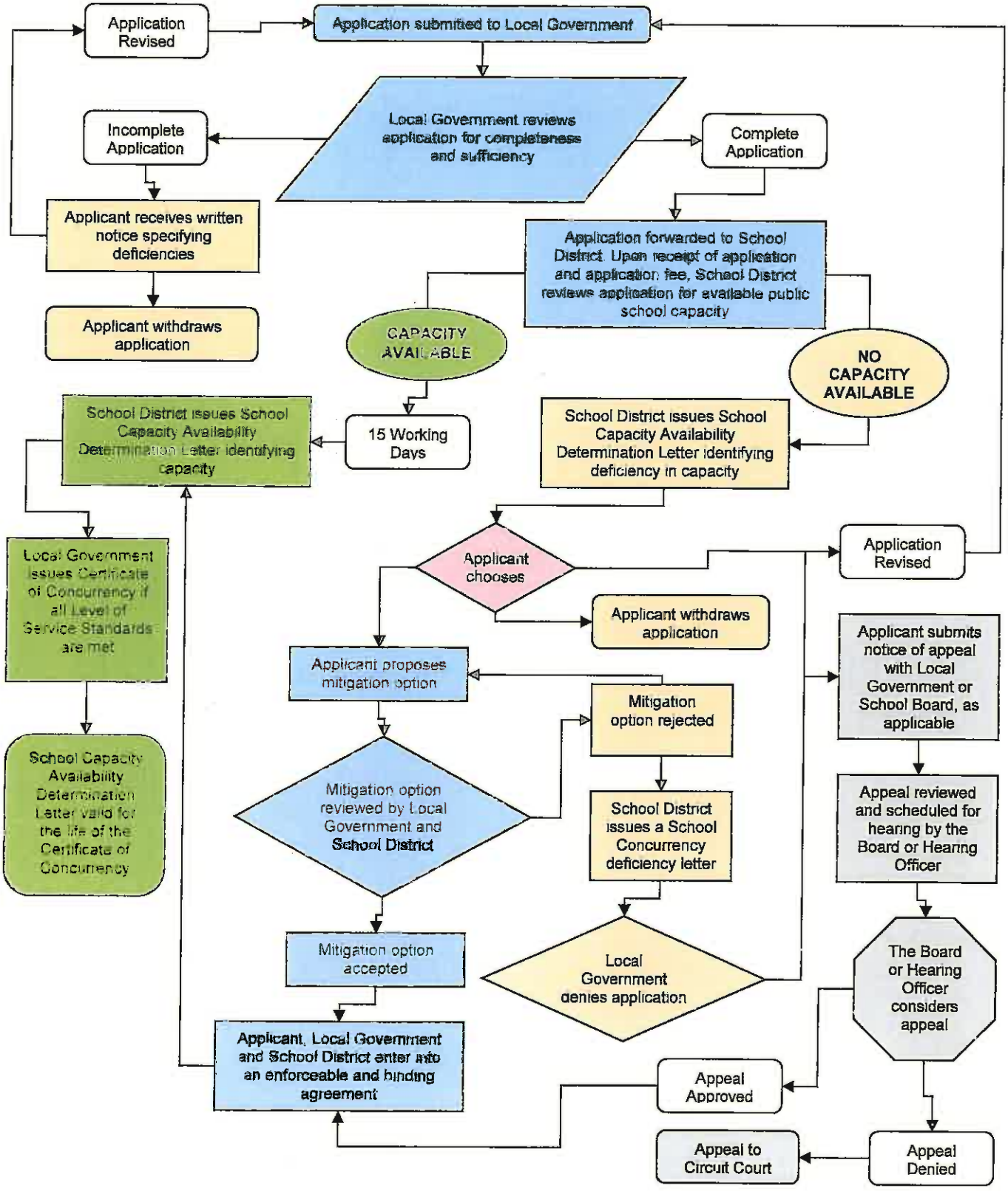
A comparative analysis was conducted to gain an understanding of how Charlotte County's student generation multipliers compare to those prepared by other counties. Based on the analyses, CCPS has adopted a county-wide blended student generation multiplier found below. The blended multiplier is a simple calculation of occupied dwelling units to students by grade level and provides an accurate student generator for new development. The multipliers will be reviewed on a periodic basis. As new and updated information becomes available, the multipliers will be kept current and as accurate as possible while keeping in step with changes in the residential housing market in the county.

County-wide Blended Student Generation Multiplier

Units	*Elementary*	*Middle*	*High*	*K-12 Total*
108,447	**0.065**	**0.036**	**0.051**	**0.152**

APPENDIX C

School Concurrency Process Flow Chart



May 2016

Appendix #5 - City of Punta Gorda Capital Improvement Program, Debt Service Obligations, & Project Total Expenditures

City of Punta Gorda

Capital Improvement & Capital Outlay Programs

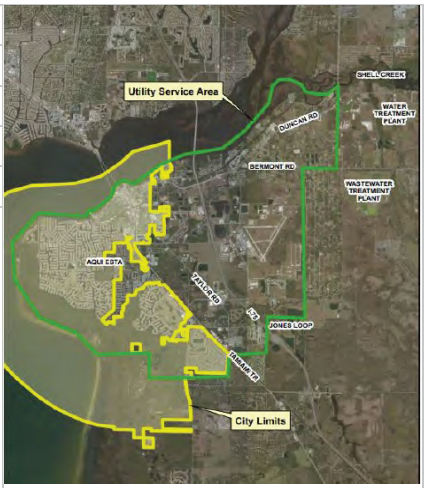
FY 2022 to FY 2026

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Capital Improvement Programs:	
Utilities Construction Fund	1
General Construction Fund	35
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Building Fund	95
Information Technology Fund	96

UTILITIES
CAPITAL IMPROVEMENTS PROGRAM
FY 2022 - 2026
(All figures in thousands of dollars)

PROJECT IDENTIFICATION	Page #	TOTAL PROJECT COST	Prior Years' Funding	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
FUNDING SOURCE: Utilities Fund current revenue of $1.12M per policy for R&R Projects								
Water System Utility Relocation Misc. Projects	2	100	Annual	20	20	20	20	20
Watermain Renewal/Replacement Projects	3	500	Annual	100	100	100	100	100
Watermain Valve Projects	4	500	Annual	100	100	100	100	100
Wastewater Gravity Sewer Replacement Projects	5	750	Annual	150	150	150	150	150
Wastewater Lift Station Renewal/Replacement Projects	6	1,000	Annual	200	200	200	200	200
Wastewater Inflow Abatement - Rehabilitation Structures	7	1,000	Annual	200	200	200	200	200
Wastewater Force Main Renewal/Replacement Projects	8	1,750	Annual	350	350	350	350	350
R&R Projects Total		5,600	0	1,120	1,120	1,120	1,120	1,120
FUNDING SOURCE: Utilities Fund current revenues and Reserves, Grants, Impact Fees, and Financing								
Administration								
Septic to Sewer (Areas 1)	9	14,336	300	1,000	13,036	0	0	0
Septic to Sewer (Areas 2)	10	12,938	0	0	0	0	300	12,638
Wastewater Projects								
Wastewater Treatment Plant Tank Coating	11	1,930	530	600	0	0	0	800
Wastewater Treatment Plant Permit Renewal (FDEP)	12	85	0	0	85	0	0	0
Wastewater Deep Injection Well Mechanical Integrity Test (MIT)	13	85	0	0	0	85	0	0
Wastewater Deep Injection Well Permit Renewal	14	85	0	0	0	0	85	0
Wastewater Treatment Plant Improvement	15	40,008	4,008	20,000	16,000	0	0	0
Wastewater Master Pump Facility Upgrade	16	600	0	600	0	0	0	0
Wastewater Henry St 20" Force Main Replacement crossing at I-75	17	2,250	1,150	0	1,100	0	0	0
Henry St 14" Force Main Replacement	18	1,200	1,200	0	0	0	0	0
Riverside Dr Force Main Extension	19	1,100	1,100	0	0	0	0	0
Wastewater Projects Total		74,617	8,288	22,200	30,221	85	385	13,438
Water Projects								
WTP - Hendrickson Dam Inspection Program & Maintenance	20	90	90	0	0	0	0	0
WTP - R.O Water Use Permit	21	432	232	0	0	0	0	200
WTP - Evaluation/Rehabilitation (Filters, SCU & ALUM Tank)	22	23,123	2,323	3,500	17,300	0	0	0
WTP - MFL Evaluation and Recovery Plan	23	700	200	100	100	100	100	100
WTP - Burnt Store Rd Booster Station	24	3,300	0	0	0	3,300	0	0
WTP - RO Brine Disposal Well / Mechanical Integrity Test (MIT)	25	215	65	0	0	0	150	0
WTP - RO Brine Disposal Well (DIW) / Permit Renewal	26	145	60	0	0	0	85	0
WTP - Water Hydrobiological Monitoring Plan (HBMP)	27	100	0	0	0	0	100	0
WTP - Carbon Slurry System Replacement	28	1,100	0	0	0	0	1,100	0
WTP - Dewatering Sludge Press	29	600	0	600	0	0	0	0
WTP - 2 MG Storage Tank Baffle Curtain Replacement	30	500	0	500	0	0	0	0
Water - Taylor Rd Watermain Replacement Upgrade (10" to 12")	31	3,250	3,250	0	0	0	0	0
Water - Solona Watermain Replacement Upgrade	32	3,200	200	0	0	3,000	0	0
Water Tee and Green Water Main Extension	33	250	50	200	0	0	0	0
Water - Bal Harbor Water Main Replacement	34	600	0	0	0	0	0	600
Water Projects Total		37,605	6,470	4,900	17,400	6,400	1,535	900
UTILITIES CONSTRUCTION FUND TOTAL		117,822	14,758	28,220	48,741	7,605	3,040	15,458

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Utility Relocation Project To Be Determined
Project Code:	TBD
Account #:	411-8423-533-63-09
Description/ Justification:	FY 2022 – 2026 Annual funds programmed to relocate water and wastewater lines to accommodate non-programmed projects and/or work performed by FDOT, Charlotte County Public Works and Punta Gorda Public Works. FDOT programs roadway improvements in a 5 year CIP and also performs non-programmed projects. Charlotte County Public Works and Punta Gorda Public Works also perform non-programmed projects on an as needed basis. Funds in TBD are for non-programmed projects, once a project is identified a project code and cost will be identified.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$20,000	$0	$4,000	$4,000	$4,000	$4,000	$4,000
Construction	$80,000	$0	$16,000	$16,000	$16,000	$16,000	$16,000
Equipment							
Total	$100,000	$0	$20,000	$20,000	$20,000	$20,000	$20,000
Funding Sources							
Local - UF	$100,000	$0	$20,000	$20,000	$20,000	$20,000	$20,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Main Renewal/Replacement Project To Be Determined
Project Code:	TBD
Account #:	411-8423-533-63-21
Description/ Justification:	FY 2022 – 2026 TBD funds provide renewal and replacement of existing water mains on an as needed basis. The end of life to water mains cannot be predicted with certainty. Replacement Projects are based on water main breaks and Public Works projects. Annual projects are determined by operations staff to meet immediate needs. Funds unused are released at end of year. Major water main projects are programmed individually. TBD projects may result from immediate need to maintain level of service to customers or to reduce costs responding to multiple repairs. Once a project is identified a project code will be created and funds will be transferred from TBD to the identified project.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$200,000	$0	$40,000	$40,000	$40,000	$40,000	$40,000
Construction	$300,000	$0	$60,000	$60,000	$60,000	$60,000	$60,000
Equipment							
Total	$500,000	$0	$100,000	$100,000	$100,000	$100,000	$100,000
Funding Sources							
Local - UF	$500,000	$0	$100,000	$100,000	$100,000	$100,000	$100,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Watermain Valve Installation
Project Code:	WMVALV
Account #:	411-8423-533-63-21
Description/ Justification:	FY 2022 - 2026 Project will install EZ valves on existing water main to assist in isolation of shut off during a main break and limit amount of customers affected. During a water main break water shut off is needed to make repairs. Installation of Insert-a-valve will limit the amount of customers affected by isolating only the area needed for repair. Valves installed will list location and size to identify.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction							
Equipment	$500,000	$0	$100,000	$100,000	$100,000	$100,000	$100,000
Total	$500,000	$0	$100,000	$100,000	$100,000	$100,000	$100,000
Funding Sources							
Local - UF	$500,000	$0	$100,000	$100,000	$100,000	$100,000	$100,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Gravity Sewer Renewal/Replacement Project TBD
Project Code:	TBD
Account #:	411-8536-535-63-28
Description/ Justification:	FY 2022 - 2026 Funds in TBD provide renewal and replacement of existing gravity sewer lines and restore asphalt pavement associated with sewer replacement. Old clay pipe gravity lines are candidate projects for replacement with PVC sewer pipe. Gravity Sewer relocation is also coordinated with Public Works resurfacing and paving projects. Renewal and/or replacement of gravity sewer is performed to maintain system capacity by reducing storm water infiltration. Clay pipe gravity sewer lines commonly contribute to storm water infiltration. Public Works projects are typically related to street reconstructions. Once a project is identified a project code will be created and funds will be transferred from TBD to the identified project.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



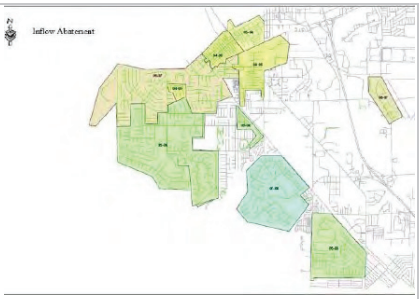
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$150,000	$0	$30,000	$30,000	$30,000	$30,000	$30,000
Construction	$600,000	$0	$120,000	$120,000	$120,000	$120,000	$120,000
Equipment							
Total	$750,000	$0	$150,000	$150,000	$150,000	$150,000	$150,000
Funding Sources							
Local - UF	$750,000	$0	$150,000	$150,000	$150,000	$150,000	$150,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Lift Station Renewal/Replacement Project To Be Determined
Project Code:	TBD
Account #:	411-8536-535-63-29
Description/ Justification:	FY 2022 – 2026: Annual project funds will design and construct wastewater lift station rehabilitation or improvements on an as needed basis to maintain level of service. The City operates 118 Lift Stations. Funds are programmed to provide improved wastewater transmission capacity identified by wastewater master plan or other studies. Projects may result from immediate need to maintain level of service to customer or reduce cost responding to multiple repairs. Renewal/Replacement of equipment to lift station is performed by staff on an as needed basis with available funding typically for components rather than complete rehabilitation/replacement of an individual lift station. Once a project is identified a project code will be created and funds will be transferred from TBD to the identified project.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$200,000	$0	$40,000	$40,000	$40,000	$40,000	$40,000
Construction	$800,000	$0	$160,000	$160,000	$160,000	$160,000	$160,000
Equipment							
Total	$1,000,000	$0	$200,000	$200,000	$200,000	$200,000	$200,000
Funding Sources							
Local - UF	$1,000,000	$0	$200,000	$200,000	$200,000	$200,000	$200,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Inflow Abatement Rehab Structures - To Be Determined
Project Code:	TBD
Account #:	411-8536-535-63-56
Description/ Justification:	FY 2022 - 2026 Annual funds programmed for rehabilitation/ replacement includes interior coating of manholes and wet wells, installation of manhole inflow protectors, smoke testing, grouting and lining sewer lines of the City's wastewater collection system elements throughout the City's service area. Project implements strategies for reducing storm water infiltration. Inspection, replacement and renewal of the City's collection system will reduce infiltration and inflow, reduce collection system defects, maintain capacity, and reduce wet weather overflows. Rehabilitation work extends useful life which reduces replacement needs. Once a project is identified a project code will be created and funds will be transferred from TBD to the identified project.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



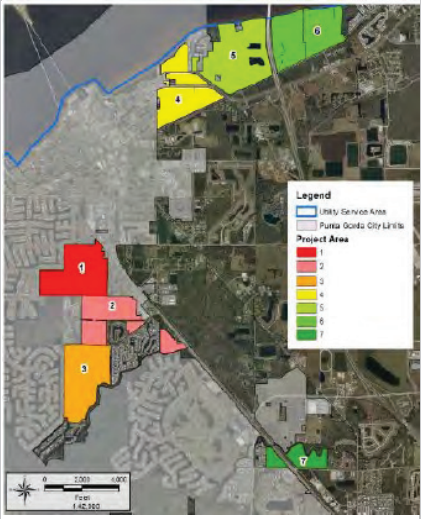
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$200,000	$0	$40,000	$40,000	$40,000	$40,000	$40,000
Construction	$800,000	$0	$160,000	$160,000	$160,000	$160,000	$160,000
Equipment							
Total	$1,000,000		$200,000	$200,000	$200,000	$200,000	$200,000
Funding Sources							
Local - UF	$1,000,000		$200,000	$200,000	$200,000	$200,000	$200,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Force Main Renewal/Replacement Project To Be Determined
Project Code:	TBD
Account #:	411-8536-535-63-67
Description/ Justification:	FY 2022 - 2026 Annual projects may be determined by Operation staff to meet immediate needs. Projects will replace existing Ductile Iron Pipe (DIP) with PVC Pipe. Rehabilitation and improvements to existing facilities are needed as a result of end of service life and changes to the utilities system for growth or other capital projects. Force Main breaks cannot be predicted with certainty. Once a project is identified a project code will be created and funds will be transferred from TBD to the identified project.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



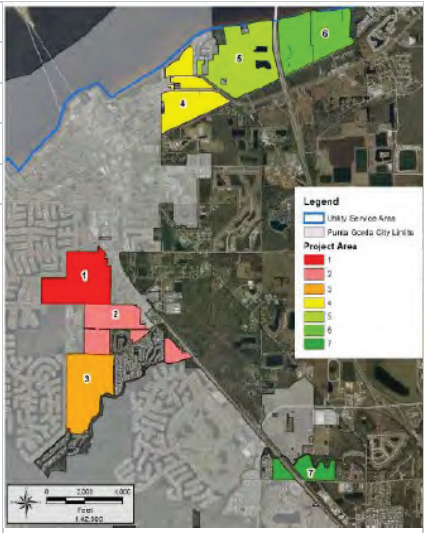
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$350,000	$0	$70,000	$70,000	$70,000	$70,000	$70,000
Construction	$1,400,000	$0	$280,000	$280,000	$280,000	$280,000	$280,000
Equipment							
Total	$1,750,000	$0	$350,000	$350,000	$350,000	$350,000	$350,000
Funding Sources							
Local - UF	$1,750,000	$0	$350,000	$350,000	$350,000	$350,000	$350,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Septic to Sewer (Area 1)
Project Code:	S2SA1
Account #:	411-8536-535-65-03
Description/ Justification:	Jones Edmunds completed a Septic to Sewer Master Plan June 2018. Possible funding plan was developed for gravity sewer system. Preliminary Design Report for Area 1 to evaluate alternative sewer systems and complete PDR for preferred method was issued in FY21. FY 2022-2024 – Construction Breakdown of project cost: Collection system = $11,028,000 Transmission System = $3,308,400 Project will need to be financed and estimates grant revenue of 25% of collection system. Funding Sources to be used to repay debt: Wastewater Impact Fees, Assessments of all lots in Area 1, Portion of wastewater revenues from Area 1 customers. Charlotte County BCC has adopted a 10 year plan to extend central sewer to properties utilizing on-site septic tanks for wastewater disposal. Punta Gorda is seeking to work in cooperation with BCC to study and construct central sewers.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Maximize use of new technology in applicable areas through capital budgeting procedures and investment in learning opportunities for staff.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Design/Eng.	$2,867,280	$300,000	$1,000,000	$1,567,280	$0	$0	$0
Construction	$11,469,120	$0	$0	$11,469,120	$0	$0	$0
Total	$14,336,400	$300,000	$1,000,000	$13,036,400	$0	$0	$0
Funding Sources							
Grants (est.)-G	$2,750,000	$0	$0	$2,750,000	$0	$0	$0
Finance (est.)-RF	$11,286,400	$0	$1,000,000	$10,286,400	$0	$0	$0
Local-(est.)-UF	$300,000	$300,000	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Electric, R&M	$120,000	$0	$0	$0	$40,000	$40,000	$40,000
Impacts on Revenues (negative entry indicates revenue reduction)							
Assessments	$1,072,000	$0	$0	$268,000	$268,000	$268,000	$268,000
WW Impacts	$328,000	$0	$0	$82,000	$82,000	$82,000	$82,000
WW Revenue	$483,000	$0	$0	$0	$161,000	$161,000	$161,000

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Septic to Sewer (Area 2)
Project Code:	S2SA2
Account #:	411-8536-535-65-03
Description/ Justification:	Jones Edmunds completed a Septic to Sewer Master Plan June 2018. Possible funding plan was developed for gravity sewer system. Preliminary Design Report for Area 1 to evaluate alternative sewer systems and complete PDR for preferred method was issued in FY21. FY 2025-2026 – Design, engineering and construction. Breakdown of project cost: Collection system = $9,952,000 Transmission system = $2,985,600 Project will need to be financed and estimates grant revenue of 25% of collection system. Funding sources to be used to repay debt: Wastewater Impact Fees, Assessments of all lots in Area 2, Portion of wastewater revenues from Area 2 customers. Charlotte County BCC has adopted a 10 year plan to extend central sewer to properties utilizing on-site septic tanks for wastewater disposal. Punta Gorda is seeking to work in cooperation with BCC to study and construct central sewers.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Maximize use of new technology in applicable areas through capital budgeting procedures and investment in learning opportunities for staff.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Design	$2,587,520	$0	$0	$0	$0	$60,000	$2,527,520
Construction	$10,350,080	$0	$0	$0	$0	$240,000	$10,110,080
Total	$12,937,600	$0	$0	$0	$0	$300,000	$12,637,600
Funding Sources							
Grants (est.)-G	$2,492,500	$0	$0	$0	$0	$0	$2,492,500
Finance (est.)-RF	$10,445,100	$0	$0	$0	$0	$300,000	$10,145,100
Local-(est.)-UF	$0	$0	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Electric, R&M	$0	$0	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Assessments	$245,800	$0	$0	$0	$0	$0	$245,800
WW Impacts	$42,000	$0	$0	$0	$0	$0	$42,000
WW Revenue	$0	$0	$0	$0	$0	$0	$0

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Wastewater Treatment Plant Tank Coating
Project Code:	WWP-TC
Account #:	411-8711-535-63-31
Description/ Justification:	Replace interior coating system in our wastewater equalization tank. There are two tanks at the MPF and two tanks at the BPF. Coating replacement is on a rotational schedule based on need every 5 years. FY 2022 - Coat 2 tanks at BPF FY 2026 - Coat 2 tanks at MPF Coating system is needed to protect concrete surfaces from wastewater. Interior tank coating system has a warranty of 5 years. Annual inspection will be performed. When a coating failure is detected outside of the warranty period, the coating system will be replaced.
Priority:	Infrastructure Sustainability
Goal:	Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Improvement	$1,400,000	$0	$600,000	$0	$0	$0	$800,000
Equipment							
Total	$1,400,000	$0	$600,000	$0	$0	$0	$800,000
Funding Sources							
Local - UF	$1,400,000	$0	$600,000	$0	$0	$0	$800,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Wastewater Treatment Plant Operating Permit Renewal (FDEP)
Project Code:	WWPERM
Account #:	411-8711-535-31-14
Description/ Justification:	FY 2023 Funds are needed for engineering services to prepare permit application materials for the renewal of the WWTP Operating Permit required and issued by Florida Department of Environmental Protection. Florida Department of Environmental Protection requires the WWTP to acquire an operating permit. Current operating permit (FLA118371) is valid from September 22, 2019 - September 21, 2024. Renewal of operating permit is required in 5 year intervals. Next permit renewal is due September 21, 2024.
Priority:	Infrastructure Sustainability
Goal:	Apply best management practices and systems in infrastructure maintenance.



Wastewater Treatment Plant Facility



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Engineering	$85,000	$0	$0	$85,000	$0	$0	$0
Construction							
Equipment							
Total	$85,000	$0	$0	$85,000	$0	$0	$0
Funding Sources							
Local - UF	$85,000	$0	$0	$85,000	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Wastewater Treatment Plant - Deep Injection Well Mechanical Integrity Testing (MIT)
Project Code:	DWMIT
Account #:	411-8711-535-31-14
Description/ Justification:	FY 2024 The WWTP effluent disposal well is regulated by an Underground Injection Control (UIC) permit. Permit compliance requires Mechanical Integrity Testing (MIT) at 5 year intervals. Project will perform MIT for the required period. MIT must be performed by May 2025 prior to DIW permit renewal. MIT is required by UIC permit on or before May 27, 2025.
Priority:	Partnerships, Communication and Collaboration
Goal:	Emphasize transparency in City operations, reporting, and activities.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Engineering	$85,000	$0	$0	$0	$85,000	$0	$0
Construction							
Equipment							
Total	$85,000	$0	$0	$0	$85,000	$0	$0
Funding Sources							
Local - UF	$85,000	$0	$0	$0	$85,000	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Wastewater Treatment Plant - Deep Injection Well (DIW) Permit Renewal (FDEP)
Project Code:	DWPERM
Account #:	411-8711-535-31-14
Description/ Justification:	FY 2025 Funds are needed for engineering services to prepare permit application materials for the renewal of the Wastewater Treatment Plant Deep Injection Well (DIW) regulated by Underground Injection Control (UIC) permit required and issued by Florida Department of Environmental Protection (FDEP). UIC/DIW permit was issued January 7, 2021 and is due to expire January 7, 2026. FDEP requires the Wastewater Treatment Plant to renew its UIC permit for DIW; the next permit renewal is due prior to January 7, 2026.
Priority:	Partnerships, Communication and Collaboration
Goal:	Emphasize transparency in City operations, reporting, and activities.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$85,000	$0	$0	$0	$0	$85,000	$0
Construction							
Equipment							
Total	$85,000	$0	$0	$0	$0	$85,000	$0
Funding Sources							
Local - UF	$85,000	$0	$0	$0	$0	$85,000	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Wastewater Treatment Plant Improvement/Expansion
Project Code:	WWPEXP
Account #:	411-8711-535-63-31
Description/ Justification:	FY 2020: The City completed an evaluation and recommendation for WWTP Improvements. FY 2021: Negotiate FWC lease and complete engineering design and permitting. FY 2022 - 2026: Construct Improvements. Funding sources will include wastewater impact fees and financing. Debt service will be repaid through wastewater impact fees and user fees. A planned approach for WWTP capacity and expansion is required by DEP rule when the capacity of the WWTP reaches 75% of permitted capacity.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$7,200,000	$4,008,000	$3,192,000	$0	$0	$0	$0
Construction	$32,808,000	$0	$16,808,000	$16,000,000	$0	$0	$0
Equipment							
Total	$40,008,000	$4,008,000	$20,000,000	$16,000,000	$0	$0	$0
Funding Sources							
Finance (est.)-RF	$35,000,000	$0	$19,500,000	$15,500,000	$0	$0	$0
WW Impacts-UIF	$1,200,000	$200,000	$500,000	$500,000	$0	$0	$0
Local – UF	$3,808,000	$3,808,000	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Land Lease	($28,000)	$0	$0	$0	$0	($14,000)	($14,000)
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Wastewater Treatment Plant - Master Pump Facility Upgrade
Project Code:	MPFUPG
Account #:	411-8711-535-63-33
Description/ Justification:	FY 2022 Upgrade and replace three wastewater pumps, piping, and electrical VFD and motor controls at the Master Pump Facility (MPF) located at 900 Henry Street. The existing pumps and controls were installed in 2000 and have reached end of service life. Newer pump designs will provide improved reliability and performance.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$120,000	$0	$120,000	$0	$0	$0	$0
Construction	$480,000	$0	$480,000	$0	$0	$0	$0
Equipment							
Total	$600,000	$0	$600,000	$0	$0	$0	$0
Funding Sources							
Local - UF	$600,000	$0	$600,000	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Henry Street 20" Force Main Replacement Crossing at I-75
Project Code:	I75RFM
Account #:	411-8536-535-63-67
Description/ Justification:	FY 2023 Replace a 18" DIP wastewater force main which crosses under I-75 with 20" PVC force main. The facility was constructed in 1981 as part of I-75 initial construction. The existing condition of the pipe is unknown. Replacing the DIP pipe with PVC pipe will improve pipe reliability.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



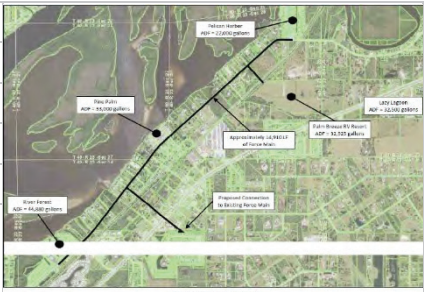
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$450,000	$450,000	$0	$0	$0	$0	$0
Construction	$1,800,000	$700,000	$0	$1,100,000	$0	$0	$0
Equipment							
Total	$2,250,000	$1,150,000	$0	$1,100,000	$0	$0	$0
Funding Sources							
Local - UF	$2,250,000	$1,150,000	$0	$1,100,000	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
R&M and processing costs due to increased capacity	$3,000	$0	$0	$0	$1,000	$1,000	$1,000

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Henry Street 14" Force Main Replacement
Project Code:	HS-FM
Account #:	411-8536-535-63-67
Description/ Justification:	FY 2021-2022 Replace 1700 LF of 14" cast iron force main to PVC on Henry St and gravity manhole replacement at LS25 at Maud St. Existing 14" force main is cast iron and at the end of expected useful life. The manhole at LS25 is sinking and must be replaced as part of this project due the alignment of the 14" force main. Replacement update to PVC will increase reliability of wastewater transmission in the Henry St alignment. All force main on Henry/Marion alignment between Bal Harbor and Bass inlet has been upgraded to PVC.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Maximize use of technology in applicable areas through capital budgeting procedures and investment in learning opportunities for staff.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$500,000	$500,000	$0	$0	$0	$0	$0
Construction	$700,000	$700,000	$0	$0	$0	$0	$0
Equipment							
Total	$1,200,000	$1,200,000	$0	$0	$0	$0	$0
Funding Sources							
Local - UF	$1,200,000	$1,200,000	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Riverside Drive Force Main Extension
Project Code:	RIVFM
Account #:	411-8536-535-63-67
Description/ Justification:	FY 2021-2022 LP Promotions, LLC intends to develop property located within the Punta Gorda utility service area into a recreational vehicle park. The developer has proposed to design, permit, and construct a wastewater force main extension along Riverside Drive to serve the subject property as well as other developments within direct proximity. The City desires to participate in the project by providing a 75% reimbursement to the developer and to acquire, operate and maintain the force main. The City and LP Promotions, LLC have negotiated an agreement which sets the duties and responsibilities of each party with regard to the force main extension project along Riverside Drive. Extending a new wastewater force main along Riverside Drive will provide wastewater services to the proposed project and will facilitate wastewater services to 4 existing communities using on-site wastewater treatment and disposal facilities. The existing communities can hook up to the City sewer and decommission the on-site facilities, at a future date.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Maximize use of new technology in applicable areas through capital budgeting procedures and investment in learning opportunities for staff.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Construction	$1,100,000	$1,100,000	$0	$0	$0	$0	$0
Total	$1,100,000	$1,100,000	$0	$0	$0	$0	$0
Funding Sources							
Local - UF	$1,100,000	$1,100,000	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
R&M & processing costs	$8,000	$0	$0	$2,000	$2,000	$2,000	$2,000
Impacts on Revenues (negative entry indicates revenue reduction)							
WW Impacts and monthly revenue TBD when communities are built or hook up.				TBD	TBD	TBD	TBD

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	WTP Hendrickson Dam Inspection Program and Management
Project Code:	DAMINS
Account #:	411-8422-533-63-30
Description/ Justification:	Funds are programmed for dam inspections as needed, producing a report documenting the condition of the dam components and recommending maintenance and rehabilitation. Funds will be carried over from previous years. Hendrickson Dam impounds water from Shell Creek to provide a water supply reservoir for the WTP. The dam was constructed in 1965 and a major rehabilitation of the spillway was completed in 2010. A specialized engineering firm will be engaged to perform dam inspections and develop recommendations for maintenance and rehabilitation projects.
Priority:	Infrastructure Sustainability
Goal:	Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Engineering	$90,186	$90,186	$0	$0	$0	$0	$0
Construction							
Equipment							
Total	$90,186	$90,186	$0	$0	$0	$0	$0
Funding Sources							
Local - UF	$90,186	$90,186	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

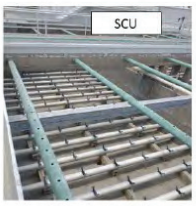
Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Treatment Plant Water Use Permit (SWFWMD)
Project Code:	RO-WUP
Account #:	411-8422-533-31-14
Description/ Justification:	FY 2026 Project will create a data review of permitting requirements and dates, close out the Aquifer Storage and Recovery (ASR) Underground Injection Control (UIC), create a ground water model, develop a Well Field Management Plan, and implement a continuous well field data monitoring program. WUP application renewal will be 2026. The City obtained a Water Use Permit (WUP) from SWFWMD as a necessary part of the RO WTP project. Permit modification was issued January 2018. Special condition 6 of the WUP requires the City to implement a Wellfield Management Plan (WMP). The WMP will require 2 years to implement. A monitoring plan will be implemented after the WMP adoption.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Engineering	$432,000	$232,000	$0	$0	$0	$0	$200,000
Construction							
Equipment							
Total	$432,000	$232,000	$0	$0	$0	$0	$200,000
Funding Sources							
Local - UF	$432,000	$232,000	$0	$0	$0	$0	$200,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Shell Creek Water Treatment Plant Evaluation & Rehabilitation (Filters, SCU, ALUM Tanks)
Project Code:	WTP-EV
Account #:	411-8422-533-65-02
Description/ Justification:	Engineering services to evaluate the scope of improvements and rehabilitation work necessary to restore the WTP Granular Filters, Solids Contact Units (SCUs), and Alum Tank to design standards. Prepare a preliminary design report (PDR) to identify work and equipment required, the work sequencing, prepare design sheets, and provide a construction cost estimate. Take corrective action to resolve deficiencies to restore to proper operating condition, and provide a 20 year operating life. Planning estimate for total project is $23,123,000 Projects combined into one: FY 2020-2021 Filter Evaluation and design $1,823,000, FY 2021 SCU Tank Coating $500,000, and FY 2022 ALUM Tank $800,000. The Shell Creek WTP treatment process requires filtration. Issues identified include: elevated filter effluent turbidity; elevated filter headloss; low filter run times; deteriorating concrete in filters, SCU, and Alum tank coatings. This is a critical process.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.







Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$664,600	$664,600	$0	$0	$0	$0	$0
Construction	$22,458,400	$1,658,400	$3,500,000	$17,300,000	$0	$0	$0
Equipment							
Total	$23,123,000	$2,323,000	$3,500,000	$17,300,000	$0	$0	$0
Funding Sources							
Local - UF	$5,823,000	$2,323,000	$3,500,000	$0	$0	$0	$0
Finance (est.)-RF	$17,300,000	$0	$0	$17,300,000	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
TBD from PDR	TBD	$0	$0	$0	TBD	TBD	TBD

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Shell Creek MFL Rule Evaluation and Recovery Plan
Project Code:	MFLEVL
Account #:	411-8423-533-31-14
Description/ Justification:	SWFWMD is proposing to implement a new regulation to create minimum flow criteria to Shell Creek. This new regulation will restrict water use from Shell Creek during low flow periods. This restriction will force the City to obtain water supply from groundwater and reverse osmosis treatment or purchase water from the water supply authority. SWFWMD rule making is authorized by Florida Statutes. If SWFWMD implements water use restrictions, the City will need to identify and implement new water supply projects. Project identification is dependent upon rule making outcome.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$700,000	$200,000	$100,000	$100,000	$100,000	$100,000	$100,000
Construction							
Equipment							
Total	$700,000	$200,000	$100,000	$100,000	$100,000	$100,000	$100,000
Funding Sources							
Local - UF	$700,000	$200,000	$100,000	$100,000	$100,000	$100,000	$100,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Treatment Plant Booster Station (Burnt Store Rd)
Project Code:	BOOST
Account #:	411-8422-533-65-06
Description/ Justification:	FY 2024 Add high service pump station to Burnt Store Road elevated tank. Improve water storage and pressure to water distribution lines in Burnt Store zone.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$600,000	$0	$0	$0	$600,000	$0	$0
Construction	$2,700,000	$0	$0	$0	$2,700,000	$0	$0
Equipment							
Total	$3,300,000	$0	$0	$0	$3,300,000	$0	$0
Funding Sources							
Local - UIF	$1,650,000	$0	$0	$0	$1,650,000	$0	$0
Local - UF	$1,650,000	$0	$0	$0	$1,650,000	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Electric and maintenance	$6,000	$0	$0	$0	$0	$3,000	$3,000

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Treatment Plant - RO Brine Disposal Well Mechanical Integrity Testing (MIT)
Project Code:	WP-MIT
Account #:	411-8422-533-31-14
Description/ Justification:	FY 2025 Project will perform Mechanical Integrity Testing (MIT) for the required period regulated by an Underground Injection Control (UIC) permit. The WTP RO brine disposal well is regulated by an Underground Injection Control (UIC) permit. Permit compliance requires Mechanical Integrity Testing (MIT) at 5 year intervals.
Priority:	Partnerships, Communication & Collaboration
Goal:	Emphasize transparency in City operations, reporting and activities.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Engineering	$215,000	$65,000	$0	$0	$0	$150,000	$0
Construction							
Equipment							
Total	$215,000	$65,000	$0	$0	$0	$150,000	$0
Funding Sources							
Local - UF	$215,000	$65,000	$0	$0	$0	$150,000	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Treatment Plant RO - Brine Disposal Well (DIW) Permit Renewal
Project Code:	WPDIWP
Account #:	411-8422-533-31-14
Description/ Justification:	FY 2025 Engineering services to prepare and submit permit application materials for the renewal of Water Treatment Plant RO Brine Disposal Well (DIW) Permit regulated by Underground Injection Control (UIC) permit required by Florida Department of Environmental Protection (FDEP) prior to expiration. FDEP requires the Water Treatment Plant to renew its Underground Injection Control (UIC) permit for Deep Injection Well (DIW) every 5 years. City applied for operating permit October 2021. Next permit renewal is due October 2026.
Priority:	Partnerships, Communication and Collaboration
Goal:	Emphasize transparency in City operations, reporting, and activities.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$145,000	$60,000	$0	$0	$0	$85,000	$0
Construction							
Equipment							
Total	$145,000	$60,000	$0	$0	$0	$85,000	$0
Funding Sources							
Local - UF	$145,000	$60,000	$0	$0	$0	$85,000	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Treatment Plant - Hydro Biological Monitoring Plan (HBMP)
Project Code:	WPHBMP
Account #:	411-8422-533-31-14
Description/ Justification:	FY 2025 SWFWMD water use permit requires a sampling and testing plan to document biological conditions of Shell Creek. Testing and sampling is required on a monthly basis each year and a summary report is required on a 5 year cycle. The cost of the summary report is budgeted on a 5 year recurring cycle. Last report was completed in 2020 and the next is due in FY 2025. The City Water Treatment Plant (WTP) obtains source water from Shell Creek, authorized by a Water Use Permit (WUP) issued by SWFWMD. The WUP requires the City to perform water quality testing, complete data, and furnish a technical report to demonstrate permitted water use complies with the regulatory standards of SWFWMD's water use permit. The composite activities consisting of water sampling, testing, data analysis, and preparation of a 5 year technical summary report are assigned the term Hydro Biological Monitoring Plan (HBMP).
Priority:	Quality of Life
Goal:	Meet all water quality standards (primary and secondary).



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Engineering	$100,000	$0	$0	$0	$0	$100,000	$0
Construction							
Equipment							
Total	$100,000	$0	$0	$0	$0	$100,000	$0
Funding Sources							
Local - UF	$100,000	$0	$0	$0	$0	$100,000	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Treatment Plant - Carbon Slurry System Replacement
Project Code:	CARBON
Account #:	411-8422-533-63-04
Description/ Justification:	FY 2025 Design and construct replacement for existing Carbon Silo Tank for Powder Activated Carbon (PAC). A new tank is proposed as an improved method of storing and feeding PAC. The existing carbon silo system is programmed for replacement with an improved system.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction							
Equipment							
Total	$1,100,000	$0	$0	$0	$0	$1,100,000	$0
Funding Sources							
Local - UF	$1,100,000	$0	$0	$0	$0	$1,100,000	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Treatment Plant - Dewatering Sludge Press Replacement
Project Code:	WPSLPR
Account #:	411-8422-533-64-30
Description/ Justification:	FY 2022 Project will consist of replacement of the existing sludge press. WTP purchased a refurbished 1989 Ashbrook 2.2 meter press in September, 2003. The de-watering sludge press is at its life expectancy and is programmed to be replaced.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.

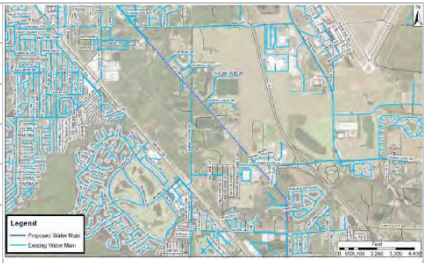


Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction							
Equipment	$600,000	$0	$600,000	$0	$0	$0	$0
Total	$600,000	$0	$600,000	$0	$0	$0	$0
Funding Sources							
Local - UF	$600,000	$0	$600,000	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Treatment Plant – 2 MG Storage Tank Baffle Curtain Replacement
Project Code:	WP2MGT
Account #:	411-8422-533-65-02
Description/ Justification:	FY 2022 Replace 3 baffle curtains due to deterioration and age. The 2 MG storage tank was placed into service in January 1996. Regulatory inspection of the tanks is performed every 5 years. Inspection of storage tank completed 8/5/20 identified 1 of the 3 baffle curtains to be in bad shape and the other 2 baffle curtains are approaching end of life.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction							
Equipment	$500,000	$0	$500,000	$0	$0	$0	$0
Total	$500,000	$0	$500,000	$0	$0	$0	$0
Funding Sources							
Local - UF	$500,000	$0	$500,000	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration	
Contact:	Chuck Pavlos	
Project Title:	Taylor Rd 10" Water Main Replacement Upgrade	
Project Code:	TAYWMU	
Account #:	411-8423-533-63-21	
Description/ Justification:	FY 2021-2022 Replace existing 10" Cast Iron water main with new 12" water main in Taylor Rd from Airport Rd to Alligator Creek Bridge. Wastewater impacts can be used up to 50% of project. The existing water main is cast iron and is over 50 years old and functionally obsolete. This line could be subject to end of life pipe condition resulting in repairs and interruption of service to customers.	
Priority:	Infrastructure Sustainability	
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.	

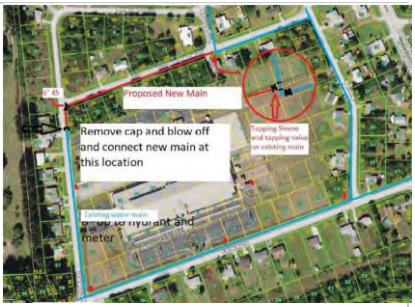
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$250,000	$250,000	$0	$0	$0	$0	$0
Construction	$3,000,000	$3,000,000	$0	$0	$0	$0	$0
Equipment							
Total	$3,250,000	$3,250,000	$0	$0	$0	$0	$0
Funding Sources							
Local – UIF	$975,000	$975,000	$0	$0	$0	$0	$0
Local – UF	$2,275,000	$2,275,000	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Solona Water Main Replacement Upgrade
Project Code:	SOLWMU
Account #:	411-8423-533-63-21
Description/ Justification:	FY 2024 Replace existing 8" Cast Iron (CI) water main in Marion Avenue from Cooper Street to Florida Street. The existing water main is over 50 years old and is functionally obsolete. This line could be subject to end of life pipe condition resulting in repairs and interruption of service to customers.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$200,000	$200,000	$0	$0	$0	$0	$0
Construction	$3,000,000	$0	$0	$0	$3,000,000	$0	$0
Equipment							
Total	$3,200,000	$200,000	$0	$0	$3,000,000	$0	$0
Funding Sources							
Local	$3,200,000	$200,000	$0	$0	$3,000,000	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Water Main Extension Tee & Green
Project Code:	WMT&G
Account #:	411-8423-533-63-21
Description/ Justification:	FY 2022 Construct 6" water main in Tee and Green, Indian Creek Lane, Worchester Drive and Burning Tree Lane. Funded with Water Impacts. Project constructed in 1994 by City forces omitted water lines on three streets in Tee and Green. Existing homes and new construction will be able to become water customers. New water main will provide loop to 3 existing dead end lines providing growth and funding through impact fees.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$50,000	$50,000	$0	$0	$0	$0	$0
Construction	$200,000	$0	$200,000	$0	$0	$0	$0
Equipment							
Total	$250,000	$50,000	$200,000	$0	$0	$0	$0
Funding Sources							
Local - UIF	$250,000	$50,000	$200,000	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other- Maint	$4,000	$0	$0	$1,000	$1,000	$1,000	$1,000
Impacts on Revenues (negative entry indicates revenue reduction)							
Water revenue – TBD as area is developed	TBD	$0	$0	TBD	TBD	TBD	TBD

Dept/Div:	Utilities Administration
Contact:	Chuck Pavlos
Project Title:	Bal Harbor Water Main Replacement Upgrade
Project Code:	BALHWM
Account #:	411-8423-533-63-21
Description/ Justification:	FY 2026 Water Distribution has investigated low pressure calls from PGI Section 12 and 14. The water main between Aqui Esta and Albatross is 10". This line segment is causing significant pressure drop. Install a larger pipe to correct low pressure events. This will improve operation of water distribution facilities.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$120,000	$0	$0	$0	$0	$0	$120,000
Construction	$480,000	$0	$0	$0	$0	$0	$480,000
Equipment							
Total	$600,000	$0	$0	$0	$0	$0	$600,000
Funding Sources							
Local - UF	$600,000	$0	$0	$0	$0	$0	$600,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

GENERAL CONSTRUCTION FUND
CAPITAL IMPROVEMENTS PROGRAM
FY 2022 - FY 2026
(All figures in thousands of dollars)

PROJECT IDENTIFICATION	Page#	TOTAL PROJECT COST	Prior Years' Funding*	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
GENERAL FUNDING:								
National Pollutant Discharge Elimination System	36	180	80	20	20	20	20	20
Storm Sewer Reconstruction	37	528	153	75	75	75	75	75
Bridge Repair	38	68	18	10	10	10	10	10
Drainage Improvements	39	3,054	2,054	200	200	200	200	200
Laishley Park Playground & Interactive Fountain	40	325	50	0	0	0	0	0
Harborwalk Wooden Pathways & Pier Pilings	41	784	284	100	100	100	100	100
Channel and Basin Dredging at Boat Club Area	42	175	0	22	**	0	0	0
King Street Improvements	43	160	0	**	32	0	0	0
Railroad Crossing Rehabilitation	44	980	0	250	220	275	235	0
GENERAL FUNDING TOTAL				677	657	680	640	405
GRANT FUNDING:								
US 41 Complete Street - Airport to Carmalita (plus $349,000 1% ST)	69	3,410	150	2,911	**	0	0	0
Drainage Improvements - Boca Grande Area	78	5,158	**	1,000	**	0	0	0
GRANT FUNDING TOTAL				3,911	0	0	0	0
PARK IMPACTS:								
Park Improvements	45	1,010	285	145	145	145	145	145
PARK IMPACTS TOTAL				145	145	145	145	145
MOBILITY IMPACTS (previously Transportation):								
Sidewalk Improvements	46	462	222	0	0	60	130	130
King Street Improvements	43	160	0	80	48	0	0	0
Complete Street - Airport Road Improvements	68	1,786	**	100	100	50	0	0
MOBILITY IMPACTS TOTAL				180	148	110	130	130
PUBLIC SAFETY IMPACTS:								
Public Safety Building Expansion	82	5,591	0	0	0	**	550	450
PUBLIC SAFETY IMPACTS TOTAL				0	0	0	550	450
SPECIAL USE FUND:								
Ponce de Leon Park Improvements	67	2,995	700	0	**	**	**	0
SPECIAL USE FUND TOTAL				0	0	0	0	0
TOTAL FUNDED PROJECTS				4,913	950	935	1,465	1,130

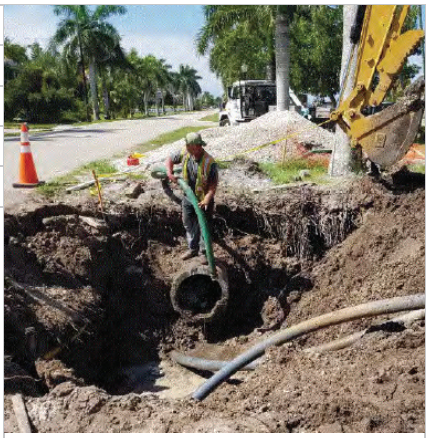
* Prior Years' funding is included for projects that have additional funding FY 22-26 or may not be complete at 9/30/21
** Funding from another source - See CIP detail sheet

PROJECTS WITHIN CITY BOUNDARIES SCHEDULED BY OTHER AGENCIES
US 41 @ Carmalita St Extension

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	National Pollutant Discharge Elimination System
Project Code:	NPDES
Account #:	301-3004-538-6326
Description/ Justification:	Requirements related to Federal Clean Water Act for Stormwater: *Public Education, *Public Involvement, *Illicit Discharge & Connection Elimination, *Construction Site Run-Off Control, *Post Construction Stormwater Management, *Pollution Prevention, *Total Maximum Daily Loads (TMDL) Carryover unspent funds. Federal Mandate.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Achieve status as a waterfront destination for land and water visitors through implementing selected recommendations in the 2019 PLAN Punta Gorda Citywide Master Plan over the next five years.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$179,722	$79,722	$20,000	$20,000	$20,000	$20,000	$20,000
Equipment							
Total	$179,722	$79,722	$20,000	$20,000	$20,000	$20,000	$20,000
Funding Sources							
Local-GF	$179,722	$79,722	$20,000	$20,000	$20,000	$20,000	$20,000
Impacts on Additional Capital needs (negative entry indicates operating reduction)							
Contractual-Storm Sewer Reconstruction	$528,224	$153,224	$75,000	$75,000	$75,000	$75,000	$75,000

Dept/Div:	Public Works	
Contact:	Rick Keeney	
Project Title:	Storm Sewer Reconstruction	
Project Code:	STSWRC	
Account #:	301-3004-538-6375	
Description/ Justification:	Storm drainage pipe lining or replacement of defective pipe. Carryover funds unspent. To repair or replace pipe which has deteriorated or collapsed due to age. These pipes carry the stormwater from the streets and right-of-ways.	
Priority:	Infrastructure Sustainability, Quality of Life	
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices & systems in infrastructure maintenance. Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis. Maintain the City's high safety rating, emergency response, and storm preparedness.	

Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$528,224	$153,224	$75,000	$75,000	$75,000	$75,000	$75,000
Equipment							
Total	$528,224	$153,224	$75,000	$75,000	$75,000	$75,000	$75,000
Funding Sources							
Local-GF	$528,224	$153,224	$75,000	$75,000	$75,000	$75,000	$75,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Bridge Repair
Project Code:	TBD
Account #:	301-3004-541-6392
Description/ Justification:	Bridge repairs resulting from FDOT bridge inspections. Three bridge repairs in Punta Gorda Isles. One bridge on Aqui Esta Drive. Carryover unspent funds. Funding provides for the repair and maintenance needed to keep City bridges in a safe and functional condition.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices & systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$68,319	$18,319	$10,000	$10,000	$10,000	$10,000	$10,000
Equipment							
Total	$68,319	$18,319	$10,000	$10,000	$10,000	$10,000	$10,000
Funding Sources							
Local-GF	$68,319	$18,319	$10,000	$10,000	$10,000	$10,000	$10,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Drainage Improvements
Project Code:	DRAI22
Account #:	301-3004-541-6320
Description/ Justification:	Construction for City-wide regrading of drainage swales, based on video observations of standing water after 72 hours. This is an on-going project. FY 2022 - 2026: $1,000,000 General Fund Maintain defined level of service which requires that water not stand in swales more than 72 hours following last rainfall.
Priority:	Infrastructure Sustainability
Goal:	To ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices & systems in infrastructure maintenance. Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$3,053,630	$2,053,630	$200,000	$200,000	$200,000	$200,000	$200,000
Equipment							
Total	$3,053,630	$2,053,630	$200,000	$200,000	$200,000	$200,000	$200,000
Funding Sources							
Local-GF	$3,053,630	$2,053,630	$200,000	$200,000	$200,000	$200,000	$200,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	City Manager/Urban Design/Public Works
Contact:	Joan LeBeau/Rick Keeney
Project Title:	Laishley Park Playground and Interactive Fountain
Project Code:	LPPLAY
Account #:	301-3004-541-6377/110-3000-559-6312
Description/ Justification:	FY 2021-2022: Design & install new playground equipment and surfacing; enhancements to the interactive fountain to provide additional play elements; and replacement (as necessary) of the existing fountain pump and filtration system. Planning Estimates – Total $325,000: Design & Install Playground - $100,000 Fountain Enhancements - $75,000 Pump & Filtration System - $150,000 Funding: General Fund $50,000; CRA Fund utilizing operating division funds set aside for repair & maintenance $275,000. Replacement and enhancement of park amenities to provide an increased level of recreational level of service for all.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.





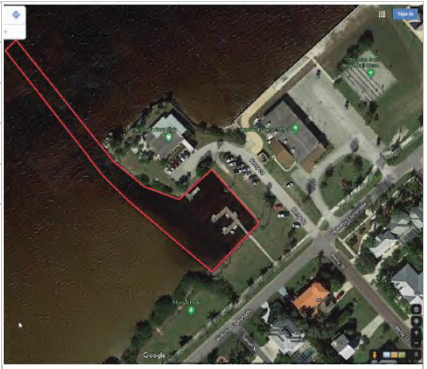
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$33,000	$33,000	$0	$0	$0	$0	$0
Construction	$292,000	$292,000	$0	$0	$0	$0	$0
Equipment							
Total	$325,000	$325,000	$0	$0	$0	$0	$0
Funding Sources							
Local-GF	$50,000	$50,000	$0	$0	$0	$0	$0
Local-OF	$275,000	$275,000	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Chemicals, water, electric, maintenance	$80,000	$0	$0	$20,000	$20,000	$20,000	$20,000

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Wooden Pathways and Pier Pilings
Project Code:	PIERPJ
Account #:	301-3004-519-6300
Description/ Justification:	City's wooden boardwalks and pier pilings have deteriorated over the years and need to be replaced as needed. A contractor will install grout filled pile jackets for many of the piers. FY 2020-2022: $140,000 toward Ponce Park boardwalk and pier. FY 2021: Replace wooden dock and handrails with composite at Gilchrist Park. FY 2022-2026: Replace wooden dock and handrails with composite along City waterfront areas. Carryover funds unspent. These are necessary repairs and replacements for City's infrastructure sustainability of the Harborwalk and other wooden pathways throughout our parks.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices & systems in infrastructure maintenance.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$783,869	$283,869	$100,000	$100,000	$100,000	$100,000	$100,000
Equipment							
Total	$783,869	$283,869	$100,000	$100,000	$100,000	$100,000	$100,000
Funding Sources							
Local-GF	$783,869	$283,869	$100,000	$100,000	$100,000	$100,000	$100,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Channel and Basin Dredging at Boat Club Area
Project Code:	BCDRDG
Account #:	301-3004-572-6359
Description/ Justification:	Engage consultant to obtain permitting for maintenance dredging the Boat Club channel and basin. Perform dredging and repair dock. FY 2022: General Fund Repair Dock: $12,000 Engineering: $10,000 FY 2023: UNFUNDED Construction, dredge basin and channel: $153,000 Apply for MAC Grant funding during FY 2022 The channel and basin have silted in which limits access to the public, boating, and sailing club. The dock is in need of repairs.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	To ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance. Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis. Achieve status as a waterfront destination for land and water visitors through implementing selected recommendations in the 2019 Punta Gorda Citywide Master Plan over the next five years.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$10,000	$0	$10,000	$0	$0	$0	$0
Construction	$165,000	$0	$12,000	$153,000	$0	$0	$0
Equipment							
Total	$175,000	$0	$22,000	$153,000	$0	$0	$0
Funding Sources							
Local-GF	$22,000	$0	$22,000	$0	$0	$0	$0
UNFUNDED-G	TBD	$0	$0	TBD	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	King Street Improvements
Project Code:	KINGIM
Account #:	301-3005-541-6394 / 301-3004-541-6394
Description/ Justification:	Design and construction of King Street due to growth and safety concerns. FY 2022-2023: Construction $80,000 per year Funding: General Fund 20% - $32,000 Mobility Impact Fees 80% - $128,000 Necessary repairs needed to enhance existing infrastructure including street resurfacing, drainage, lighting, and safety concerns.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	To ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices & systems in infrastructure maintenance. Apply best management practices and systems in infrastructure maintenance. Maintain the City's high safety rating, emergency response, and storm preparedness.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$160,000	$0	$80,000	$80,000	$0	$0	$0
Equipment							
Total	$160,000	$0	$80,000	$80,000	$0	$0	$0
Funding Sources							
Local-GF	$32,000	$0	$0	$32,000	$0	$0	$0
Local-FSIF	$128,000	$0	$80,000	$48,000	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Maintenance and electric	$3,000	$0	$0	$0	$1,000	$1,000	$1,000

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Railroad Crossing Rehabilitation
Project Code:	RRREHB
Account #:	301-3004-541-6328
Description/ Justification:	Rehabilitation improvements to maintain existing railroad crossings. Estimates: FY 2022: McKenzie Street crossing and sidewalk $250,000. FY 2023: Ann Street crossing $220,000 (no sidewalk). FY 2024: Elizabeth Street crossing and sidewalk $275,000. FY 2025: Boca Grande crossing $235,000 (no sidewalk). Note: The quotes provided by Seminole Gulf Railway, L.P. are valid until October 4, 2021. After October the rates could increase. Mandatory rehabilitation of the road and sidewalk crossing involved, with the participation of the City of Punta Gorda and pursuant to the General Agreement with Seminole Gulf Railway, L.P. dated November 15, 2020.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	To ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices & systems in infrastructure maintenance. Maintain the City's high safety rating, emergency response and storm preparedness.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$980,000	$0	$250,000	$220,000	$275,000	$235,000	$0
Equipment							
Total	$980,000	$0	$250,000	$220,000	$275,000	$235,000	$0
Funding Sources							
Local-GF	$980,000	$0	$250,000	$220,000	$275,000	$235,000	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Park Improvements - Citywide
Project Code:	Various
Account #:	301-3004-572-6332
Description/ Justification:	FY 2021-2022: Nature Park – Phase I and II Engineering being completed with CityWide ADA Transition Plan. FY 2022-2023: Construction Phase I - Nature Park Trail Improve and repair nature trail including fish pier, boardwalk, drainage and ADA - Planning Estimate: $350,000 FY 2023-2024: Construction Phase II- Nature Park Trail Improve and repair nature trail including fish pier, drainage, and ADA - Planning Estimate: $350,000 FY 2024-2026: Future improvements to be determined by park need(s). Projects could include Nature Park Phase II, Henry St property improvements, Ponce de Leon additional facilities, Trabue Park improvements, Veterans Park improvements, Laishley Park improvements, or other growth related park improvements. Funding – Park Impact Fees. Park improvements funded for growth related improvements.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance. Establish a long-range plan that ensures infrastructure is in place to meet projected growth demands. Support, promote and maintain the City's historic character.







Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Design							
Construction	$1,009,806	$284,806	$145,000	$145,000	$145,000	$145,000	$145,000
Equipment							
Total	$1,009,806	$284,806	$145,000	$145,000	$145,000	$145,000	$145,000
Funding Sources							
Local-FSIF	$1,009,806	$284,806	$145,000	$145,000	$145,000	$145,000	$145,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Repair and maintenance	$12,500	$0	$0	$0	$2,500	$5,000	$5,000

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Sidewalk Improvements
Project Code:	TBD
Account #:	301-3004-541-6319
Description/ Justification:	Construction of additional sidewalks throughout the City, providing for safe pedestrian traffic. City staff has completed a survey of all sidewalks within the City and is making arrangements to include necessary ADA improvements. Staff is proposing to use the funding each year to make connections between existing discontinuous sidewalk facilities. Projects may also include: King Street improvements, West Henry Street improvements or connections, Historic District infrastructure, Various Complete Street Improvements (Airport Rd, Cooper St, Shreve St, Virginia Ave), Harborwalk US 41 NB Bridger Underpass, Harborwalk East Phase II, Alligator Creek US 41NB Pedestrian Bridge II or other priority growth related mobility projects. To provide a safe access for pedestrians and school children along heavily used routes, in conjunction with state policies and the City's Comprehensive Plan. To provide assistance with growth of King Street, West Henry Street and Airport Rd.
Priority:	Infrastructure Sustainability & Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices & systems in infrastructure maintenance. Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands. Support and promote a pedestrian and bicycle friendly community.



Financial Information

5 Year Plan	Total	Prior	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Project Costs							
Planning							
Design	$50,000	$0	$0	$0	$17,000	$17,000	$16,000
Construction	$492,481	$222,481	$0	$0	$43,000	$113,000	$114,000
Equipment							
Total	$542,481	$222,481	$0	$0	$60,000	$130,000	$130,000
Funding Sources							
Local-FSIF	$542,481	$222,481	$0	$0	$60,000	$130,000	$130,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
R&M	$2,000	$0	$0	$0	$0	$1,000	$1,000

UNFUNDED PROJECTS
CAPITAL IMPROVEMENTS PROGRAM
FY 2022 - FY 2026
(All figures in thousands of dollars)

SOURCE OF FUNDING UNIDENTIFIED PROJECT IDENTIFICATION	Page#	TOTAL REQUESTED FUNDING (UNFUNDED)	APPLY FOR GRANT
Only unfunded portion for partially funded projects:			
Ponce de Leon Park Improvements	67	1,850	
Complete Street - Airport Rd Improvements	68	186	
Harborwalk - US 41 Bridge Approach Lighting	72	280	
Historic City Hall Preservation and Rehabilitation	76	512	
Freeman House Preservation	74	863	Yes
Henry St Property Improvements	77	1,000	
Drainage Improvements - Boca Grande Area	78	1,006	Yes
Historic District Infrastructure	83	1,250	Yes
Bayfront Activity Center	81	104	
Complete Street - US 17 Improvements	86	2,500	Yes
Traffic Signal - Burnt Store Rd and Home Depot	87	1,100	
Complete St - Cooper Street Improvements	85	3,307	
Channel and Basin Dredging at Boat Club Area	42	153	Yes
Fully unfunded projects:			
Unimproved Alleyway	48	750	
Baynard/Vasco Sidewalk Improvements	49	400	
Harborwalk East - Phase II	50	1,500	
Bicycle Capital Improvement Program	51	1,200	
Sidewalk Connections W Marion: Bal Harbor to Shreve Street	52	1,500	
Harborwalk - US 41 NB Bridge Underpass Improvements	53	200	
Virginia Ave Complete St Improvements - Harvey St. to US 41	54	800	
Maud Street Angled Parking	55	275	
Royal Poinciana Improvements Complete St	56	2,500	
Tropicana & Marion Sidewalk Enhancement	57	300	
Historic District Street Lights	58	550	
Gilchrist Park - Harborwalk Improvements (Seating and Shade)	59	350	
Historic District Interpretation Markers	60	500	
Harborwalk - Laishley Park Marriage Point	61	750	
Veteran's Park Shade Structure	62	350	
Trabue Park Improvements	63	1,250	
South Punta Gorda Park (Firestation 2)	64	1,000	
Harborwalk West - Area 3	65	1,800	
PROJECT CATEGORY - UNFUNDED TOTAL		30,086	

UNFUNDED PROJECT

Dept/Div:	Public Works	
Contact:	Rick Keeney	
Project Title:	Unimproved Alleyway	
Project Code:	TBD	
Account #:	TBD	
Description/ Justification:	Make necessary improvements to alleyways as needed due to growth and development along unimproved alleyways. Requested $150,000 per year - UNFUNDED Necessary repairs to provide safe access and drainage to homes.	
Priority:	Infrastructure Sustainability	
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices and systems in infrastructure maintenance.	

Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$150,000						
Construction	$600,000						
Equipment							
Total	$750,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

UNFUNDED PROJECT

Dept/Div:	City Manager / Urban Design
Contact:	Joan LeBeau
Project Title:	Baynard/Vasco Sidewalk Improvements
Project Code:	BAYVAS
Account #:	TBD
Description/ Justification:	This is a 2 year project. Design and construct missing sidewalk connection at Shreve St from Pompano Road to Vasco St and along Baynard from Vasco to Aqui Esta. Planning Estimates – Total $400,000: Design & Permitting - $75,000 Construction - $300,000 Contingency - $25,000 $400,000 UNFUNDED This is a needed sidewalk with a portion of it completed. The completion of the missing sections will safely connect the residential community to the commercial section providing access to a variety of destination points as well as a safe route to commercial, retail, and other areas.
Priority:	Infrastructure Sustainability
Goal:	Complete the 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$75,000						
Construction	$325,000						
Equipment							
Total	$400,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Mowing, maint and electric $1,000 per year							

UNFUNDED PROJECT

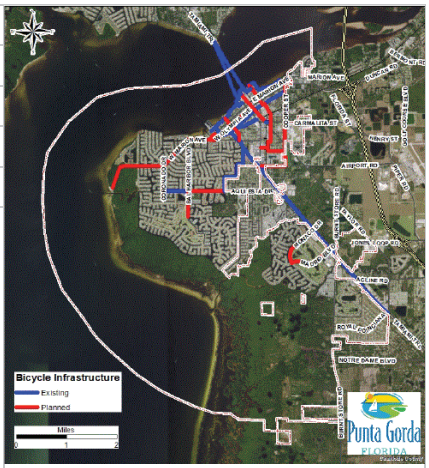
Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Harborwalk East - Phase II
Project Code:	TBD
Account #:	TBD
Description/ Justification:	Expected two years to complete. Design and Engineering: includes environmental and permitting, along Harborwalk gap from Adrienne Avenue to Cooper Street to include landscape, decorative lighting and wayfinding signage; approximately 700 feet. Then construct. Cost estimated pending design and schedule of values – Total $1,500,000: Design & Permitting - $400,000 Construction - $1,000,000 Permit/Contingency - $100,000 Note: City is looking for environmental grants to supplement funding. A critical link to complete a gap between the existing Harborwalk and the proposed Cooper Street pathway. Punta Gorda Pathways provides access to a variety of destination points as well as a safe route to commercial, medical, retail, historic, and downtown areas of Punta Gorda. Completion will contribute to the City's urban mobility, and help to create a strong viable community.
Priority:	Infrastructure Sustainability
Goal:	Complete the 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$400,000						
Construction	$1,100,000						
Equipment							
Total	$1,500,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maint, electric, irrigation $5,000 annually							

UNFUNDED PROJECT

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Bicycle Capital Improvement Program
Project Code:	TBD
Account #:	TBD
Description/ Justification:	This is a two year project that can be broken into segments. Project study to review the 2019 Transportation Study, 2019 Plan Punta Gorda - Citywide Master Plan, and 2020 Park and Recreation Master Plan to prepare an implementation plan for the City's Vision of creating a well-connected network of bicycle infrastructure. Improvements which may include, but not be limited to, signage, sharrows, pavement markings, and bicycle facilities. Project implements the City of Punta Gorda and the Florida Department of Transportation Complete Streets policies. It also details items identified in Transportation Element of the City's 2040 Comprehensive Plan and Plan Punta Gorda 2019 Citywide Master Plan creating a basic bicycle network that links larger City neighborhoods and commercial nodes together to spur private in key growth areas.
Priority:	Infrastructure Sustainability
Goal:	Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis. Support and promote a pedestrian and bicycle friendly community through implementing selected recommendations in the 2019 PLAN Punta Gorda Citywide Master Plan over the next five years.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$200,000						
Construction	$1,000,000						
Equipment							
Total	$1,200,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Routine maintenance $3,000 annually							

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Sidewalk Connections W Marion: Bal Harbor to Shreve
Project Code:	TBD
Account #:	TBD
Description/ Justification:	This is a 2-3-year project. Design preliminary concept plan for a sidewalk replacement and intersection treatments along the South side of W Marion Ave, from Bal Harbor to W Henry St, and W Henry to Shreve St, followed by design engineering, permitting, and land/easement acquisition(s) and construction. Planning Estimates – Total $1,500,000: Design & Permitting - $350,000, Land/Easements- $150,000, Construction - $800,000, Contingency - $200,000 Funding: $1,500,000 UNFUNDED This implements the City's Transportation Element of the 2040 Comprehensive Plan to provide a level of service for all users by enhancing pedestrian safety and connectivity. This project is intended to create better and safer connections between the Punta Gorda Isles neighborhood and the Historic District within Fishermen's Village area.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Support and promote a pedestrian and bicycle friendly community through implementing selected recommendations in the 2019 PLAN Punta Gorda Citywide Master Plan over the next five years.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Land	$150,000						
Design	$350,000						
Construction	$1,000,000						
Equipment							
Total	$1,500,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maintenance, irrigation $1,500 annually							

UNFUNDED PROJECT

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Harborwalk - US 41 NB Bridge Underpass Improvements
Project Code:	TBD
Account #:	TBD
Description/ Justification:	This is a two year project. Design and construction of improvements to Harborwalk underpass at US 41NB (Tamiami Trail) bridge, including lighting. Planning Estimates – Total $200,000: Design - $30,000, Construction - $150,000, Permit - $5,000, Engineering $5,000, Contingency - $10,000. Funding: $30,000 UNFUNDED; $170,000 Grant UNFUNDED. This project will increase the level of service at this existing pinch point in the Harborwalk portion of the Punta Gorda Pathways. In addition to widening the pathway this project will also improve site lighting to enhance security and safety of the path.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Support and promote a pedestrian and bicycle friendly community through implementing selected recommendations in the 2019 PLAN Punta Gorda Citywide Master Plan over the next five years.

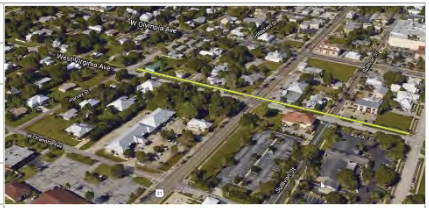


Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$30,000						
Construction	$170,000						
Equipment							
Total	$200,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Mowing, maint, electric $1,000 annually	1,000						

City of Punta Gorda, Florida **Capital Improvement Program FY 2022 – FY 2026**

UNFUNDED PROJECT

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Complete Street - Virginia Avenue Improvements – Harvey St to US 41
Project Code:	VIRCOM
Account #:	118-3007-541-6519
Description/ Justification:	This is a 2-3 year project. Design and construct Street improvements on Virginia Avenue from Harvey Street to US 41 improving existing sidewalks filling in gaps, increasing width throughout downtown, providing decorative crosswalks, parking, lighting, and trees. Planning Estimates – Total $800,000: Design & Survey $150,000, Construction - $550,000, Permit - $8,000, Engineering Services $5,000, Contingency - $87,000 Funding: $800,000 UNFUNDED This is an internal continuation of the Punta Gorda Pathway project. The addition of this section will safely connect the residential community to the commercial section providing access to a variety of destination points as well as a safe route to commercial, retail & other areas.
Priority:	Infrastructure Sustainability
Goal:	Complete the 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022. Maintain and enhance the City's infrastructure to ensure efficient and effective service.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$150,000						
Construction	$650,000						
Equipment							
Total	$800,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maintenance and electric $5,000 annually							

UNFUNDED PROJECT

Dept/Div:	City Manager/Urban Design/Public Works
Contact:	Joan LeBeau / Rick Keeney
Project Title:	Maud Street Angled Parking
Project Code:	TBD
Account #:	TBD
Description/ Justification:	Maud Street, adjacent to the Visual Arts Center (VAC) and across from Fishermen's Village, offers an opportunity to provide additional parking in a concentrated business area. The project requires engineering and planning for final numbers; however, preliminary conservative observations indicate the potential for 35 or more angled brick paver parking spaces along Maud Street. This will alleviate parking congestion and promote parking safety. Continuing the City's theme of paved parking spaces is suggested. Engineered drawings and detailed cost estimates are needed; however, after a brief consultation with Urban Design, a preliminary cost estimate of $275,000 is provided for 35 angled spaces. The VAC sits on City of Punta Gorda public land, is landlocked, and needs additional parking for customer safety and convenience. In addition to the current need for additional parking, anticipated VAC expansion to accommodate citizen and visitor demand for classes and free and open to the public exhibits will create the need for additional parking. The parking spaces are in a concentrated business and retail area in need of more parking and will relieve congestion and accommodate multiple businesses within the area, promoting economic development.
Priority:	Infrastructure Sustainability
Goal:	To expand parking opportunities and sidewalks for customers and business patrons in the Visual Arts Center / Fishermen's Village market area along Maud St.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$15,000						
Construction	$260,000						
Equipment							
Total	$275,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maintenance, irrigation $1,500 annually							

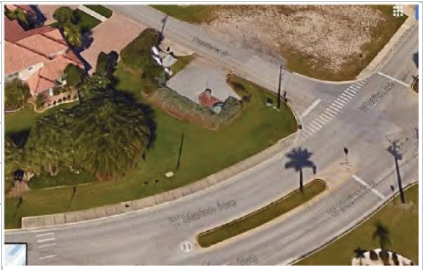
Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Royal Poinciana Improvements Complete Street
Project Code:	TBD
Account #:	TBD
Description/ Justification:	Preliminary Concept Design Completed. Design and Construct Complete Street Concept for Royal Poinciana between US41 S and Burnt Store Road, to include pavers and landscaping, bicycle facilities, ADA improvements, high visibility crosswalks, and decorative finish intersections where appropriate. Cost Estimated pending design and schedule of value – Total $2,500,000: Design & Permitting - $250,000 Construction - $ 2,000,000 Contingency - $250,000 A continuation of the Punta Gorda Pathways, this "leg" of the project would be a connection from South Punta Gorda US 41 Multi-Use Recreational Trail (MURT) to SunTrail Network.
Priority:	Infrastructure Sustainability
Goal:	Complete the 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathway by June 2022. Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$250,000						
Construction	$2,250,000						
Equipment							
Total	$2,500,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maint, electric, irrigation $5,000 annually							

UNFUNDED PROJECT

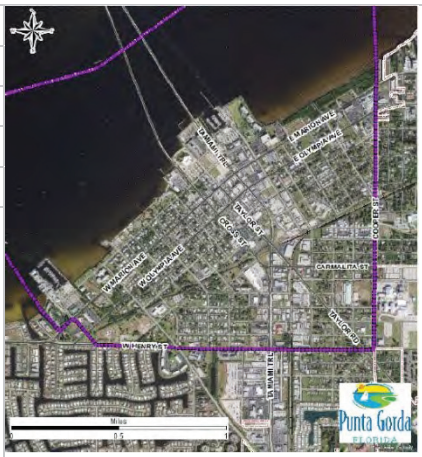
Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Tropicana and Marion Sidewalk Enhancement
Project Code:	TBD
Account #:	TBD
Description/ Justification:	Design preliminary concept plan for a sidewalk extension from Marion Ave to Hibiscus and enhance the appearance of the City owned lift station property. Preliminary estimate – Total $300,000: Design and Permitting $50,000 Construction $200,000 Contingency/Permitting $50,000 Funding: $300,000 UNFUNDED Implement the City's Transportation Element of the 2040 Comprehensive Plan to provide a level of service for all users by enhancing pedestrian safety and connectivity.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Support and promote a pedestrian/bicycle friendly community through implementing selected recommendations in the 2019 PLAN Punta Gorda Citywide Master Plan over the next five years.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$50,000						
Construction	$250,000						
Equipment							
Total	$300,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maint, electric, irrigation $2,500 annually							

UNFUNDED PROJECT

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Historic District Street Lights
Project Code:	TBD
Account #:	TBD
Description/ Justification:	This is a 2-year project. Project would consist of an engineering study to identify the missing decorative lighting connections in the Historic District; followed by engineering and construction documents and installation. Engineering Study - $50,000 Design & Permitting - $125,000 Construction - $300,000 Contingency/Permit - $75,000 Total Anticipated Cost $550,000 Funding: $550,000 UNFUNDED To enhance the safety, security, and aesthetic appeal of the Historic District. This project will also maintain the character of Historic Punta Gorda in keeping with the branding activities of the City.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Support and promote a pedestrian/bicycle friendly community through implementing selected recommendations in the 2019 PLAN Punta Gorda Citywide Master Plan over the next five years.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning	$50,000						
Design	$125,000						
Construction	$350,000						
Equipment							
Total	$550,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maintenance, electric $1,500 annually							

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Gilchrist Park - Harborwalk Improvements (Seating and Shade)
Project Code:	TBD
Account #:	TBD
Description/ Justification:	This is a 2-year project. Conceptual design and engineering – available options may include but not limited to pergola, shelter, shade structure, benches, seating wall, covered swing/bench, and landscaping/shade trees. Manufacturing and installation cost estimated only pending design and schedule of value. Design & Permitting - $60,000 Construction - $250,000 Contingency - $40,000 Total Anticipated Cost $350,000 Funding: $350,000 UNFUNDED To enhance the usability and aesthetic appeal of Gilchrist Park and Harborwalk by providing additional comfort via additional seating and shade options.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$60,000						
Construction	$290,000						
Equipment							
Total	$350,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maintenance $1,000 annually							

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Historic District Interpretation Markers
Project Code:	TBD
Account #:	TBD
Description/ Justification:	This is a 2-year project. Identification of historic point(s) of interest and historic significance throughout the City's Historic District. Design and development of historic interpretative marker (signage/wayfinding) plan that identifies the historic point of interest to create a unified message for Historic Punta Gorda while identifying the unique aspects of the historic areas. Manufacture and installation of markers. Construction: (cost estimated only pending design and schedule of value) Design & Permitting - $125,000 Construction - $300,000 Contingency/Permit - $75,000 Total Anticipated Cost $500,000 Funding: $500,000 UNFUNDED To preserve and enhance the small town charm of the City by celebrating the unique history of our community in alignment with the City's Harborside Hometown brand.
Priority:	Quality of Life
Goal:	Support, promote and maintain the City's historic character.





Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$125,000						
Construction	$375,000						
Equipment							
Total	$500,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maintenance $1,500 annually							

UNFUNDED PROJECT

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Harborwalk – Laishley Park Marriage Point
Project Code:	TBD
Account #:	TBD
Description/ Justification:	This is a 1 to 2-year project. Design and Construct hardscape and landscape improvements including installation of new gazebo at Marriage Point in Laishley Park to address ADA issues outlined in the City's ADA Transition Plan. Construction (cost estimated only pending design and schedule of value): Design & Permitting - $150,000 Construction - $550,000 Contingency/Permit - $50,000 Total Anticipated Cost $750,000 Funding: $750,000 UNFUNDED Marriage Point has not received any improvements in over 18 years and is in need of an update and improvements.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.





Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$200,000						
Construction	$550,000						
Equipment							
Total	$750,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Maintenance, electric $3,000 annually							

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Veterans Park Shade Structure(s)
Project Code:	TBD
Account #:	TBD
Description/ Justification:	Design, engineer, manufacture, and install shade structure(s) in Veterans Park open area by the gazebo. Estimated cost $350,000. Funding: $350,000 UNFUNDED This will enhance the usability of Veterans Park for key events by providing additional comfort to event participants via shade.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$50,000						
Construction	$300,000						
Equipment							
Total	$350,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

City of Punta Gorda, Florida **Capital Improvement Program FY 2022 – FY 2026**

UNFUNDED PROJECT

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Trabue Park Improvements
Project Code:	TBD
Account #:	TBD
Description/ Justification:	This is a 2-year project. Development of conceptual design to best utilize the park property. Design Engineering & Permitting (includes design commission for public art or architectural gateway feature). Construct. Cost estimated only pending design and schedule of value. Design & Permitting - $250,000, Construction - $ 900,000, Contingency - $100,000 Total Anticipated Cost $1,250,000. Funding: $1,250,000 UNFUNDED Implementation of the City's Recreation & Open Space Element of the Comprehensive Plan to provide a recreational level of service for all users. Create a gateway feature at the eastern entry of the City, enhancing the appearance of the Medical District.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$250,000						
Construction	$1,000,000						
Equipment							
Total	$1,250,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Electric, maintenance $10,000 annually							

UNFUNDED PROJECT

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	South Punta Gorda Park (Old Firestation II)
Project Code:	TBD
Account #:	TBD
Description/ Justification:	This is a 3-year project. Design preliminary concept plan for a park with amenities on a City owned property located in South Punta Gorda adjacent to Fire Station II, Acline Rd. Design, Engineering & Permitting, and Construction (cost estimated pending design and schedule of value) Design - $225,000* Construction - $ 675,000 Contingency / Permit - $100,000 Total Anticipated Cost $1,000,000 Funding: $1,000,000 UNFUNDED *Possibly engineering could be done by City Engineer. Implementation of the City's Recreation & Open Space Element of the Comprehensive Plan to provide a recreational level of service for the South Punta Gorda Neighborhoods. Enhance the level of service of park facilities in compliance with the standards adopted in the City's Recreation and Open Space Element of the 2040 Comprehensive Plan.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$225,000						
Construction	$775,000						
Equipment							
Total	$1,000,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Mowing, maint, utilities $5,000 annually							

UNFUNDED PROJECT

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Harborwalk West - Area 3
Project Code:	HWALK3
Account #:	TBD
Description/ Justification:	This is a 2-year project. Design Harborwalk West along Retta to Linear Park to include 2 foot bridges, decorative lighting, landscaping, and on-street parking. A small portion of the lighting was completed by Public Works in FY 2021. Planning Estimates Only: Design & Permitting - $300,000 Contingency - $250,000 Construction - $1,250,000 Total Anticipated Cost $1,800,000. Funding: $1,800,000 UNFUNDED A critical link in Punta Gorda Pathways, Harborwalk runs along the waterfront and extends from Cooper Street to Fisherman's Village. Punta Gorda Pathways provides access to a variety of destination points as well as a safe route to commercial, retail, historic, and downtown areas. Completion of the Pathways will contribute to the City's urban mobility and help to create a strong viable community.
Priority:	Infrastructure Sustainability
Goal:	Complete the 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022. Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Design	$300,000						
Construction	$1,500,000						
Equipment							
Total	$1,800,000						
Funding Sources							
UNFUNDED	TBD						
Impacts on Operations (negative entry indicates operating reduction)							
Mowing, maint, electric, irrigation $11,000 annually							

1% SALES TAX FUND
1% Sales Tax Infrastructure Projects
FY 2022 - FY 2027
(All figures in thousands of dollars)

PROJECT IDENTIFICATION	Page #	Total Project Cost	Prior Years	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Total Planned	Estimated Grant Application	Estimated Impacts or Other	Unfunded Tier 2	Unidentified Funding Source
1% SALES TAX REVENUE				**3,650**	**3,650**	**3,650**	**3,650**	**3,650**	**913**	**19,163**				
EXPENDITURES:														
Ponce de Leon Park Improvements	67	2,995	305	0	0	0	0	0	0	305	0	840	0	1,850
Complete Street - Airport Rd Improvements	68	1,786	1,350	0	0	0	0	0	0	1,350	0	250	0	186
US 41 Complete Street - Airport to Carmalita	69	3,410	349	0	0	0	0	0	0	349	3,061	0	0	0
Virginia Ave Complete St Improv.-US 41 to Nesbit	70	950	950	0	0	0	0	0	0	950	0	0	0	0
Harborwalk - ADA US 41 SB Bridge Ramp	71	457	90	0	0	0	0	0	0	90	367	0	0	0
Harborwalk - US 41 Bridge Approach Lighting	72	400	120	0	0	0	0	0	0	120	0	0	0	280
Harborwalk West - Area 2 - Final Phase	73	2,389	2,389	0	0	0	0	0	0	2,389	0	0	0	0
Freeman House Preservation ($32,000 from ins.)	74	1,103	208	0	0	0	0	0	0	208	500	32	0	363
Henry Street Sidewalk	75	156	156	0	0	0	0	0	0	156	0	0	0	0
Historic City Hall Preservation and Rehabilitation	76	5,500	500	4,488	0	0	0	0	0	4,988	0	0	0	512
Henry St Property Improvements	77	3,067	144	700	973	0	0	0	0	1,817	0	250	1,000	0
Drainage Improvements - Boca Grande Area	78	5,158	1,376	700	1,076	0	0	0	0	3,152	1,000	0	900	106
ADA Improvements - Citywide	79	1,462	683	130	130	130	130	130	129	1,462	0	0	0	0
Henry Street Crosswalks	80	249	0	0	249	0	0	0	0	249	0	0	0	0
Bayfront Activity Center	81	447	0	0	30	313	0	0	0	343	0	0	0	104
Public Safety Building Expansion	82	5,591	0	0	0	550	2,000	1,882	0	4,432	0	1,000	159	0
Historic District Infrastructure	83	2,788	0	0	0	275	275	275	213	1,038	0	500	1,250	0
Shreve Street Complete Street Improvements	84	355	225	0	0	0	130	0	0	355	0	0	0	0
Complete Street - Cooper Street Improvements	85	3,397	90	0	0	0	0	0	0	90	0	0	991	2,316
Complete Street - US 17 Improvements	86	3,019	0	0	0	0	0	0	519	519	2,500	0	0	0
Traffic Signal - Burnt Store Rd and Home Depot	87	1,100	0	0	0	0	0	0	0	0	0	0	345	755
1% SALES TAX FUNDING TOTAL		45,779	8,935	6,018	2,458	1,268	2,535	2,287	861	24,362	7,428	2,872	4,645	6,472
Estimated Projected Carryover - Beg				1,864	(504)	688	3,070	4,185	5,548					
Estimated Projected Carryover - End				(504)	688	3,070	4,185	5,548	5,600					
Interfund Loan from Fishermans Village Sale (Special Use Fund)				2,000	0	0	0	0	0					
Interfund Loan Repayment from 1% Sales Tax				0	0	0	(2,000)	0	0					
Estimated Projected Carryover - End with Interfund Loan				1,496	2,688	5,070	4,185	5,548	5,600					

Schedule covers through December 31, 2026

Dept/Div:	City Manager/Urban Design/Public Works
Contact:	Joan LeBeau/Rick Keeney
Project Title:	Ponce De Leon Park Improvements
Project Code:	PONCE
Account #:	301-3004-572-6332 / 118-3007-572-6332
Description/ Justification:	FY 2021 Repairs to existing seawall ($320,689) FY 2021-2022 Design and permitting of existing boardwalk and fishing pier ($224,327) FY 2022-2023 Construction and repairs to boardwalk and fishing pier ($1,100,000) FY 2023-2024 Design, engineer, and construct new rest room facility, pavilion, boat & trailer parking and site furnishings ($1,000,000) FY 2024-2025 Design and install new playground ($350,000) Funding through 2022: $700,000 – Proceeds from Sale of Fisherman's Village $140,000 – Wooden pathways and pilings project (general funds accounted for on separate CIP sheet) $305,000 – 1% Sales Tax $1,850,000 - Unfunded Park facility and amenities are in need of replacement due to their age and extensive public use.
Priority:	Infrastructue Sustainability, Quality of Life
Goal:	Maintain and enhance the City infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Support, promote, improve & maintain the City's historic character. Achieve status as a waterfront destination for land and water visitors.



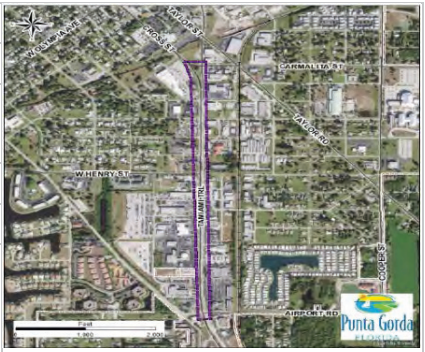
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$533,000	$224,327	$0	$308,673	$0	$0	$0
Construction	$2,072,000	$920,673	$0	$441,327	$750,000	$0	$0
Equipment	$350,000	$0	$0	$0	$0	$350,000	$0
Total	$2,955,000	$1,145,000	$0	$750,000	$750,000	$350,000	$0
Funding Sources							
Local-GF	$140,000	$140,000	$0	$0	$0	$0	$0
Local-OF	$700,000	$700,000	$0	$0	$0	$0	$0
Local-ST	$305,000	$305,000	$0	$0	$0	$0	$0
UNFUNDED	TBD	$0	$0	TBD	TBD	TBD	$0
Impacts on Operations (negative entry indicates operating reduction)							
Mowing, Maint, & electric	$16,000	$0	$2,000	$2,000	$2,000	$5,000	$5,000

Dept/Div:	City Manager/Urban Design
Contact:	Joan Le Beau
Project Title:	Complete Street – Airport Road Improvements
Project Code:	AIRCOM
Account #:	118-3007-541-6517
Description/ Justification:	FY 2021-2022: Design improvements on Airport Road from US 41 to Cooper Street providing sidewalks, bicycle facilities, decorative street lights and street trees. Design $171,000 FY 2022-2023 - Construction Planning Estimates – Total $1,786,000 Railroad Crossings - $500,000 All other Construction - $1,000,000 Permit - $10,000 Engineering Services- $5,000 Contingency - $100,000 Funding: $1,350,000 - 1% Sales Tax $250,000 - Mobility Impact fees $186,000 Unfunded: Possible add'l Mobility Impact fees A continuation of Punta Gorda Pathways; this "leg" of the project would be the East Punta Gorda connection. The addition of path lighting will enhance safety and security of the pathway encouraging more utilization in the sunrise and twilight hours.
Priority:	Infrastructure Sustainability
Goal:	Complete 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$171,000	$171,000	$0	$0	$0	$0	$0
Construction	$1,615,000	$1,179,000	$436,000	$0	$0	$0	$0
Equipment							
Total	$1,786,000	$1,350,000	$436,000	$0	$0	$0	$0
Funding Sources							
Local-ST	$1,350,000	$1,350,000	$0	$0	$0	$0	$0
Local-FSIF	$250,000	$0	$250,000	$0	$0	$0	$0
UNFUNDED	TBD	$0	TBD	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Maint & electric	$20,000	$0	$0	$5,000	$5,000	$5,000	$5,000

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Complete Street - US 41 - Airport to Carmalita Improvements
Project Code:	440268
Account #:	301-3004-541-6518/118-3007-541-6518
Description/ Justification:	FY 2021-2022: Design plan for US 41 from Airport Road to Carmalita. Street pavers and tree wells in utility strips, ADA improvements and high visibility crosswalks and decorative finish intersection treatments where appropriate for approximately 4,600 feet. FY 2022-2023: Construction Planning Estimates – Total $3,410,214: Design - $150,000 Construction - $2,900,214 Permit - $5,000 Engineering - $5,000 Contingency - $50,000 CEI Services - $300,000 Funding: $3,061,214 - FDOT LAP Grant $349,000 - 1% Sales Tax and Interest from Special Use Fund Note: City will be responsible for any cost above grant amount Project implements the Punta Gorda and the Florida Dept. of Transportation Complete Streets policies.
Priority:	Infrastructure Sustainability
Goal:	Complete the 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$150,000	$150,000	$0	$0	$0	$0	$0
Construction	$3,260,214	$349,000	$2,911,214	$0	$0	$0	$0
Total	$3,410,214	$499,000	$2,911,214	$0	$0	$0	$0
Funding Sources							
Local-ST/OF	$349,000	$349,000	$0	$0	$0	$0	$0
State-G	$3,061,214	$150,000	$2,911,214	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Mowing, Maint & electric	$20,000	$0	$0	$5,000	$5,000	$5,000	$5,000

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Complete Street - Virginia Avenue Improvements - US 41 to Nesbit
Project Code:	VIRCOM
Account #:	118-3007-541-6519
Description/ Justification:	FY 2021-2022: Design - Complete Street improvements on Virginia Avenue from US 41 to Nesbit Street improving existing sidewalks filling in gaps, increasing width throughout downtown, providing decorative crosswalks, parking, lighting, and trees. FY 2022-2023: Construction Planning Estimates – Total $950,000 Design & Survey $350,000 Construction - $500,000 Permit - $8,000 Engineering Services $5,000 Contingency - $84,000 Funding: $950,000 1% Sales Tax This is an internal continuation of the Punta Gorda Pathway project. The addition of this section will safely connect the residential community to the commercial section providing access to a variety of destination points as well as a safe route to commercial, retail & other areas.
Priority:	Infrastructure Sustainability
Goal:	Complete 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$350,000	$350,000	$0	$0	$0	$0	$0
Construction	$600,000	$600,000	$0	$0	$0	$0	$0
Equipment							
Total	$950,000	$950,000	$0	$0	$0	$0	$0
Funding Sources							
Local – ST	$950,000	$950,000	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Maint & electric	$12,000	$0	$0	$3,000	$3,000	$3,000	$3,000

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Harborwalk - ADA US 41 SB Bridge Ramp
Project Code:	ADAHWR
Account #:	118-3007-572-6576
Description/ Justification:	FY 2021-2022: Design to PPM standards the Harborwalk ADA ramp at the US 41 SB Bridge. FY 2022-2023: Construction Planning Estimates – Total $457,208 Design - $90,000 Construction - $302,208, Engineering Services $5,000, Contingency - $10,000, CEI Services - $50,000 Funding: $90,000 1% Sales Tax $367,208 Potential Grant Fund (FDOT LAP) Note: City is responsible for 100% design cost, CEI, and construction costs above grant limit A critical link in Punta Gorda Pathways. Harborwalk that addresses ADA connections along the waterfront and extends from Cooper Street to Fisherman's Village. The Pathways provide access to a variety of destination points as well as a safe route to commercial, retail, historic, and downtown areas. Completion of the Pathways will contribute to the City's urban mobility, and help to create a strong viable community.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Complete 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Design	$90,000	$90,000	$0	$0	$0	$0	$0
Construction	$367,208	$0	$367,208	$0	$0	$0	$0
Total	$457,208	$90,000	$367,208	$0	$0	$0	$0
Funding Sources							
Local-ST	$90,000	$90,000	$0	$0	$0	$0	$0
State-G	TBD	$0	TBD	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Mowing, Maint & electric	$4,000	$0	$0	$1,000	$1,000	$1,000	$1,000

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Harborwalk - US 41 Bridge Approach Lighting
Project Code:	TBD
Account #:	118-3007-541-6507
Description/ Justification:	FY 2022: Install decorative lighting along US 41NB from Retta Esplanade to Peace River Bridge in conjunction with FDOT road resurfacing project (441524). FY2025: Install decorative lighting along US 41SB from West Retta Esplanade to Peace River Bridge in conjunction with FDOT road resurfacing project (TBD). Planning Estimates Only $400,000 Anticipated to cover the cost of decorative lighting. Funding: $120,000 Sales Tax $280,000 UNFUNDED Lighting consistency on US 41 from Virginia Avenue to the Peace River Bridge for enhanced safety for all roadway users. This project provides enhanced aesthetic appeal to the historic downtown areas of Punta Gorda creating a strong viable community while promoting the City's Harborside Hometown feel.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery, quality aesthetic appeal. Maintain the City's high safety rating, emergency response and storm preparedness.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$400,000	$120,000	$80,000	$0	$0	$200,000	$0
Equipment							
Total	$400,000	$120,000	$80,000	$0	$0	$200,000	$0
Funding Sources							
Local-ST	$120,000	$120,000	$0	$0	$0	$0	$0
UNFUNDED	TBD	$0	TBD	$0	$0	TBD	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Maint & electric	$6,250	$0	$0	$1,250	$1,250	$1,250	$2,500

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Harborwalk West - Area 2b - Final Phase
Project Code:	HWAR2
Account #:	118-3007-572-6583
Description/ Justification:	FY 2021-2022: Construction Engineering Estimate – Total $2,388,655 Construction - $2,024,655 Permit - $5,000 Contingency - $359,000 Following the completion of the Harborwalk from Gill St to Berry St, this project will provide park improvements to Gilchrist Park and streetscape enhancements to W Retta Esplanade. These improvements are designed to increase accessibility and functionality within the park and improve roadway safety and parking.
Priority:	Infrastructure Sustainability
Goal:	Complete the 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022.



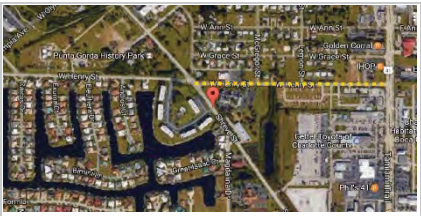
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$2,388,655	$2,388,655	$0	$0	$0	$0	$0
Equipment							
Total	$2,388,655	$2,388,655	$0	$0	$0	$0	$0
Funding Sources							
Local-ST	$2,388,655	$2,388,655	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Mowing, maint & electric	$20,000	$0	$0	$5,000	$5,000	$5,000	$5,000

Dept/Div:	Urban Design/Public Works
Contact:	Joan LeBeau/Rick Keeney
Project Title:	AC Freeman House Preservation
Project Code:	FREEMN
Account #:	118-3007-579-6222 / 301-3004-579-6222
Description/ Justification:	FY 2021 – 2022: Comprehensive building evaluation and report, hazardous materials testing, design development documents and construction documents - $103,000 FY 2022-2023: Rehabilitation and construction Planning estimate – Total $1,000,000 Project Management $8,000 CEI Services* $195,000 Construction $702,000 Permint/Const. Serv/Contingency $95,000 Funding: $208,000 1% Sales Tax $32,000 Insurance proceeds $863,000 UNFUNDED – To be appropriated if grant approved City is looking for potential grant funds to supplement the cost up to $500,000. *If successful with grant CEI services may be required. Project to provide for full architectural services for the evaluation, design, construction documents, and bidding assistance to preserve the Historic AC Freeman House, listed on the National Register of Historic Places.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$103,000	$18,000	$85,000	$0	$0	$0	$0
Construction	$1,000,000	$222,000	$778,000	$0	$0	$0	$0
Equipment							
Total	$1,103,000	$240,000	$863,000	$0	$0	$0	$0
Funding Sources							
Local-ST/OF	TBD	$240,000	TBD	$0	$0	$0	$0
State-G	TBD	$0	TBD	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
General maint & utilities	$15,000	$0	$0	$0	$5,000	$5,000	$5,000

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Henry Street Sidewalk
Project Code:	HENSWK
Account #:	118-3007-541-6319
Description/ Justification:	Installation of sidewalk on Henry Street between Shreve and SR 41. FY 2021: 1% Sales Tax funded Construction estimate $150,000 Project management $6,000 To provide a safe access for pedestrians and school children along heavily used routes, in conjunction with state policies and the City's Comprehensive Plan.
Priority:	Infrastructure Sustainability
Goal:	Apply best management practices & systems in infrastructure maintenance; Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$156,000	$156,000	$0	$0	$0	$0	$0
Equipment							
Total	$156,000	$156,000	$0	$0	$0	$0	$0
Funding Sources							
Local-ST	$156,000	$156,000	$0	$0	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Historic City Hall Rehabilitation
Project Code:	CHPRRH
Account #:	118-3007-519-6202
Description/ Justification:	FY 2020: Completed Needs Assessment report- $93,225 (not included in totals). FY 2021-2022: Design Historic rehabilitation, security, and ADA accessibility improvements as identified in Needs Assessment report. FY 2022-2023 Rehabilitation and Construction Cost estimate only (pending architectural design and schedule of value) – Total $5,500,000 Architecture/Engineering $500,000 Rehabilitation $902,800 New Construction $3,500,000 Permit/Contingency $489,200 Project Management $108,000 Funding Source: $4,988,000 1% Sales Tax $512,000 UNFUNDED Relocation costs $500,000 – Budgeted in General Fund After a comprehensive evaluation of the building's major systems - structural, electrical, mechanical, and plumbing - there were numerous deficiencies in need of remediation in order to improve the overall condition and functionality of this building while maintaining its historic character.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis.





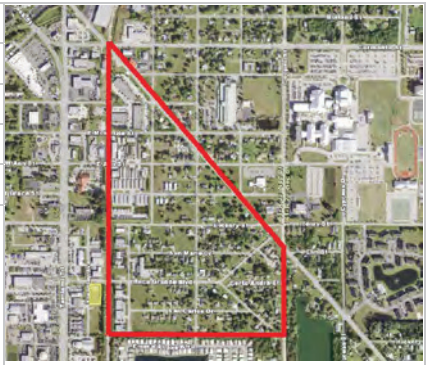
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Design	$500,000	$500,000	$0	$0	$0	$0	$0
Construction	$5,000,000	$0	$4,488,000	$512,000	$0	$0	$0
Equipment							
Total	$5,500,000	$500,000	$4,488,000	$512,000	$0	$0	$0
Funding Sources							
Local – ST	$4,988,000	$500,000	$4,488,000	$0	$0	$0	$0
UNFUNDED	TBD	$0	$0	TBD	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Maint & utilities	$9,000	$0	$0	$0	$3,000	$3,000	$3,000

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	W Henry St. Property Improvements and Connecting Points of Interest
Project Code:	HENIMP
Account #:	118-3007-572-6512 / 301-3004-572-6332
Description/ Justification:	FY 2022-2023: Design enhancements to include Hounds on Henry, Peace River Wildlife Center connectivity to History Park, Library, and Linear Park. (Rest room facilities, parking, pathway connections, landscape.) Hounds on Henry to include site furnishings, pavilion, and ADA compliance. FY 2023-2025: Construction Planning Estimate – Total $3,067,000: Design - $300,000 Construction - $ 2,250,000 Permit / Contingency - $450,000 Project management - $67,000 Funding: $1,817,000 1% Sales Tax $250,000 Park Impact Fees $1,000,000 UNFUNDED – Tier2 Request – 1% Sales Tax Property improvements to this site will provide amenities to increase site usage and enhance the quality of life. May be split in phases (i.e. Hounds on Henry and ½ parking lot may be the first phase)
Priority:	Quality of Life
Goal:	Support, promote, improve and maintain the City's historic character. Support and promote a pedestrian and bicycle friendly community through implementing selected recommendations in the 2019 PLAN Punta Gorda Citywide Master Plan over the next five years.



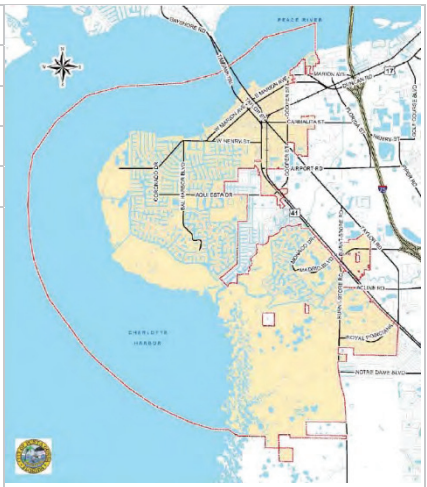
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Design	$300,000	$144,000	$0	$0	$0	$156,000	$0
Construction	$2,767,000	$0	$845,000	$1,078,000	$0	$844,000	$0
Equipment							
Total	$3,067,000	$144,000	$845,000	$1,078,000	$0	1,000,000	$0
Funding Sources							
Local-ST	$1,817,000	$144,000	$700,000	$973,000	$0	$0	$0
Local-FSIF	$205,000	$0	$145,000	$105,000	$0	$0	$0
UNFUNDED	TBD	$0	$0	$0	$0	TBD	$0
Impacts on Operations (negative entry indicates operating reduction)							
Mowing, maint & utilities	$35,000	$0	$0	$4,000	$8,000	$8,000	$15,000

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Drainage Improvements - Boca Grande Area
Project Code:	CABGDI
Account #:	118-3007-541-6320/301-3004-541-6320
Description/ Justification:	Previous years: Acquire property for stormwater ponds and construct drainage improvements for Boca Grande area drainage project. 90% design plans complete, awaiting verification that the City can obtain the required lots. Funding Requests: $3,152,000 FY 2016-FY 2023 1% Sales Tax $1,000,000 FY 2022 State Grant/Appropriation $1,006,215 Unfunded - $900,000 Tier 2 request, $106,215 unidentified Costs include project management of $76,000. City council approved the design alternative and is exploring various funding opportunities.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Apply best management practices & systems in infrastructure maintenance. Maintain the City's high safety rating, emergency response, and storm preparedness.



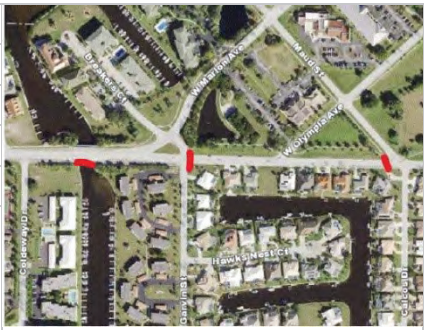
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Land	$400,000	$400,000	$0	$0	$0	$0	$0
Design	$425,000	$425,000	$0	$0	$0	$0	$0
Construction	$4,333,215	1,156,645	$1,700,000	$2,082,070	$0	$0	$0
Equipment							
Total	$5,158,215	$1,376,145	$1,700,000	$2,082,070	$0	$0	$0
Funding Sources							
Local – ST	$2,076,145	$1,376,145	$700,000	TBD	$0	$0	$0
State – G	$1,000,000	$0	$1,000,000	TBD	$0	$0	$0
Federal – G	TBD	$0	$0	TBD	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	ADA Transition Plan Implementation
Project Code:	Various
Account #:	118-3007-515-6300
Description/ Justification:	FY 2022 – 2027: Implementation of the City ADA Transition Plan to assure compliance with all federal, state and local regulations, standards and compliance monitoring requirements. Projects include but not limited to: ADA & Security Enhancements, Internal Wayfinding Signage, Laishley Park Improvements, Linear Park Improvements, City Hall Improvements, Nature Park Improvements. Funding Per Year - $125,000 + $5,000 for Project Management. FY 2026 includes $129,000 for FY 2027. To remain eligible for federal grant funding the City is required to have in place an ADA Transition Plan that includes a schedule of implementation.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026+**
Project Costs							
Planning							
Design							
Construction	$1,462,388	$683,388	$130,000	$130,000	$130,000	$130,000	$259,000
Equipment							
Total	$1,462,388	$683,388	$130,000	$130,000	$130,000	$130,000	$259,000
Funding Sources							
Local-ST	$1,462,388	$683,388	$130,000	$130,000	$130,000	$130,000	$259,000
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Henry Street Crosswalks
Project Code:	TBD
Account #:	118-3007-541-6393
Description/ Justification:	Install a "Hawk" signalized crosswalk from near the SE corner of Garvin and Henry connecting to the adjacent sidewalk at the NE corner of Breakers Court and Henry Street. Install a non-signalized standard crosswalk from near the SW corner of Caicos and Henry to the adjacent sidewalk at the NW corner of Henry and Maud Streets. Install a flashing beacon light at the top of the bridge on Marion Street before Garvin Street visible eastbound with signage, "Slow Pedestrian Crossing Ahead." FY 2023: Construction Cost $240,000 + $9,000 Project Management funded by 1% Sales Tax. The project will improve the safety and quality of life for residents from Henry Street side streets from Lewis Circle to Exuma Court by providing safe crossing points from the South side of Henry Street for pedestrians and cyclists to access popular dining, shopping, and recreation areas at or near Fishermen's Village. There is an absence of sidewalk and marked crosswalks on this pedestrian and cyclist-heavy area.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis. Maintain the City's high safety rating, emergency response and storm preparedness.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$249,000	$0	$0	$249,000	$0	$0	$0
Equipment							
Total	$249,000	$0	$0	$249,000	$0	$0	$0
Funding Sources							
Local – ST	$249,000	$0	$0	$249,000	$0	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
R&M, electric	$1,500	$0	$0	$0	$500	$500	$500

Dept/Div:	Public Works
Contact:	Rick Keeney
Project Title:	Bayfront Activity Center
Project Code:	TBD
Account #:	TBD
Description/ Justification:	FY 2023 – 2024: Estimated costs for renovations – Total $446,681: Windows – $120,000, Cabinets – $34,335 Appliances – 10,400, Flooring – 77,646 Roofing – 114,400, Plumbing – 50,000 Painting – 11,700, Pergola – 13,000 Proj Mgmt – 12,000 Funding: $343,000 1% Sales Tax $103,681 UNFUNDED Recommendation of the Gilchrist Park Waterfront Activity Study by Dover Kohl & Partners and City Council to retain and renovate the building.
Priority:	Infrastructure Sustainability
Goal:	Apply best management practices and systems in infrastructure maintenance; establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design							
Construction	$436,281	$0	$0	$30,000	$406,281	$0	$0
Equipment	$10,400	$0	$0	$0	$10,400	$0	$0
Total	$446,681	$0	$0	$30,000	$416,681	$0	$0
Funding Sources							
Local – ST	$343,000	$0	$0	$30,000	$313,000	$0	$0
UNFUNDED	TBD	$0	$0	$0	TBD	$0	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Other							

Dept/Div:	Police Department/Fire Department
Contact:	Jason Ciaschini/Ray Briggs
Project Title:	Public Safety Building Expansion
Project Code:	TBD
Account #:	118-3007-521-6216 / 301-3004-521-6216
Description/ Justification:	FY 2024-2027: Create additional office space to accommodate growth of police department, including a new training room. Fire department will renovate/reconfigure current living and office space to expand administrative space, utilize existing training room and add on at rear of the building for expansion and increased staffing, and designate an area that allows Emergency Management to activate a command center. Additional parking will be needed. Funding Requests: $4,432,000 1% Sales Tax (includes $163,500 for proj. mgmt) $1,000,000 Est. Public Safety Impact Fees $159,000 Tire 2 Request – 1% Sales Tax Police department needs include supporting a community engagement unit, 82+ volunteers, training room, property custodian, and administrative offices. Fire Station 1 requires additional office space, bunk room, locker room, day room, and kitchen to support additional administrative shift personnel.
Priority:	Infrastructure Sustainability, Quality of Life
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal. Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis. Maintain the City's high safety rating, emergency response, and storm preparedness.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026+**
Project Costs							
Design	$391,000	$0	$0	$0	$391,000	$0	$0
Construction	$5,000,000	$0	$0	$0	$159,000	$2,500,000	$2,341,000
Equipment	$200,000	$0	$0	$0	$0	$0	$200,000
Total	$5,591,000	$0	$0	$0	$550,000	$2,500,000	$2,541,000
Funding Sources							
Local-ST	$4,432,000	$0	$0	$0	$550,000	$2,000,000	$1,882,000
Local-FSIF	$1,000,000	$0	$0	$0	$0	$500,000	$500,000
UNFUNDED	TBD	$0	$0	$0	$0	$0	TBD
Impacts on Operations (negative entry indicates operating reduction)							
Electric, janitorial, R&M $4,000 per yr once completed							

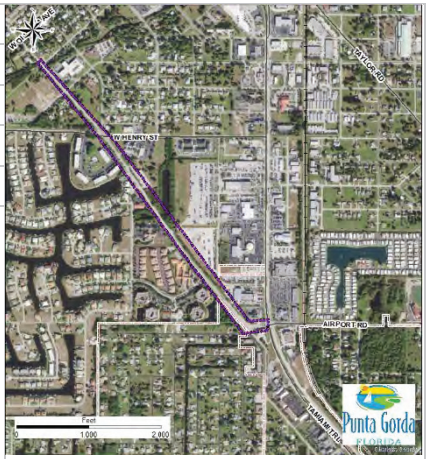
Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Historic District Infrastructure
Project Code:	TBD
Account #:	Various accounts
Description/ Justification:	Phased approach for design and improvements as recommended from the completed study include installing new sidewalks and missing sidewalk connections, decorative and high mass lighting, and drainage improvements. Planning Estimate – Total $2,788,000: Design and Engineering - $275,000 Project Management - $38,000 Construction - $2,200,000, Construction Permit - $5,000, Contingency - $270,000 Funding Requests: $1,038,000 1% Sales tax includes $38,000 for Proj. mgmnt $1,250,000 Tier 2 - 1% sales tax (unfunded) $ 500,000 est. Mobility impact fees (unfunded and accounted for as part of Sidewalks funded by Mobility Impacts). This project will improve the infrastructure (sidewalk connections, drainage, and lighting) in the Historic District Community in the City's efforts to promote and preserve the neighborhood. It will also support and assist independent organizations of the Historic Community to improve and preserve the neighborhood.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure effective service delivery and quality aesthetic appeal. Establish a five-year capital improvements program that ensures infrastructure is in place to meet projected growth demands and update the plan on an annual basis.



Financial Information

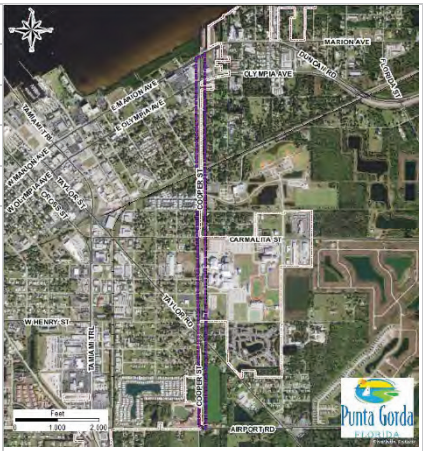
5 Year Plan	Total	Prior	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026+
Project Costs							
Design	$275,000	$0	$0	$0	$27,000	$75,000	$173,000
Construction	$2,513,000	$0	$0	$0	$248,000	$688,00	$1,577,000
Equipment							
Total	$2,788,000	$0	$0	$0	$275,000	$763,000	$1,750,000
Funding Sources							
Local-ST	$1,038,000	$0	$0	$0	$275,000	$275,000	$488,000
Local-FSIF (UNF)	TBD	$0	$0	$0	$0	TBD	TBD
UNFUNDED	TBD	$0	$0	$0	$0	TBD	TBD
Impacts on Operations (negative entry indicates operating reduction)							
Electric, mowing, maint. $10,000 per yr once completed	10,000						

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Shreve Street Complete Street Improvements
Project Code:	SHVCOM
Account #:	118-3007-541-6512
Description/ Justification:	FY 2021 – 2022: Lighting on the Shreve Street Path from Airport Road/Pompano Terrace to History Park. Total Cost - $167,000 FY 2025: Widen the existing 5 foot wide sidewalk on Pompano Terrace from Shreve Street to US 41 to meet the link from the Shreve Street Path to the US 41 Path. Projected costs – Total $188,000: Design - $23,000; Project Management - $5,000; Construction - $160,000 Funding: $355,000 – 1% Sales Tax Shreve Street links the Linear Park path to the US 41 Path of the Punta Gorda Pathways system. The addition of path lighting will enhance safety and security of the pathway encouraging more utilization in the sunrise and twilight hours.
Priority:	Infrastructure Sustainability
Goal:	Complete the 18-mile pedestrian/bicycle pathway connecting all neigborhoods through collaboration with applicable granting agencies and City investment in pathways.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$28,000	$5,000	$0	$0	$0	$23,000	$0
Construction	$327,000	$220,000	$0	$0	$0	$107,000	$0
Equipment							
Total	$355,000	$225,000	$0	$0	$0	$130,000	$0
Funding Sources							
Local-ST	$355,000	$225,000	$0	$0	$0	$130,000	$0
Impacts on Operations (negative entry indicates operating reduction)							
Personnel							
Contractual							
Equipment							
Electric, maint	$26,500	$0	$4,500	$4,500	$4,500	$4,500	$8,500

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Complete Street - Cooper Street Improvements
Project Code:	COOCOM
Account #:	118-3007-541-6516
Description/ Justification:	Design and construct improvements to Cooper Street from Airport Road to East Marion Avenue (US 17 SB) providing sidewalks, bicycle facilities, decorative street lights, and street trees. Planning Estimates - Total $3,397,000 Design - $397,000 Railroad Crossings - $500,000 All other Construction - $2,100,000 Permit - $10,000 Engineering Services - $10,000 Contingency - $290,000 Project Management - $100,000 Funding: $ 90,000 1% Sales Tax $991,000 Tier 2 Request UNFUNDED $2,316,000 UNFUNDED A continuation of Punta Gorda Pathways, this “leg” would be the East Punta Gorda connection. The addition of path lighting will enhance safety and security of the pathway, encouraging more utilization in the sunrise and twilight hours.
Priority:	Infrastructure Sustainability
Goal:	Complete the 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022.



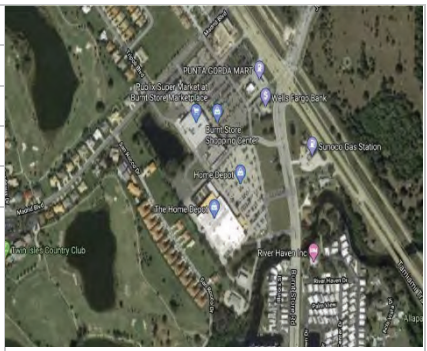
Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026+**
Project Costs							
Planning	$90,000	$90,000	$0	$0	$0	$0	$0
Design	$307,000	$0	$0	$0	$0	$0	$307,000
Construction	$3,000,000	$0	$0	$0	$0	$0	$3,000,000
Total	$3,397,000	$90,000	$0	$0	$0	$0	$3,307,000
Funding Sources							
Local – ST	$90,000	$90,000	$0	$0	$0	$0	TBD
UNFUNDED	TBD	$0	$0	$0	$0	$0	TBD
Impacts on Operations (negative entry indicates operating reduction)							
Mowing, maint. & electric $6,000 per yr once completed	$0	$0	$0	$0	$0	$0	$0

Dept/Div:	City Manager/Urban Design
Contact:	Joan LeBeau
Project Title:	Complete Street - US 17 Improvements
Project Code:	TBD
Account #:	TBD
Description/ Justification:	FY 2025: FDOT pre-design and environmental studies. FY 2026: Design Complete Streets along East Marion Avenue from Cooper Street to Cross St (US 41NB) and along East Olympia Ave between Cooper Street to Cross St (US 41NB). Improvements include sidewalks, street lighting, bicycle lanes, intersection treatments and enhanced crosswalks. FY 2027: Construction. NOTE: This project is on the MPO list for funding project development and environmental study (PD&E) in 2024-2025. It is anticipated that design & construction will be initiated by FDOT as part of its regular roadway resurfacing activities as a project in line with FDOT Complete Streets policy. Potential City obligation is estimated at $500,000 plus $19,000 project management. Funding: $519,000 1% Sales Tax $2,500,000 FDOT Grant Request – Unfunded Project implements the City of Punta Gorda and the Florida Department of Transportation (FDOT) Complete Streets policies.
Priority:	Infrastructure Sustainability
Goal:	Complete 18-mile pedestrian/bicycle pathway connecting all neighborhoods through collaboration with applicable granting agencies and City investment in pathways by June 2022.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026+**
Project Costs							
Planning	$100,000	$0	$0	$0	$0	$100,000	$0
Design	$419,000	$0	$0	$0	$0	$419,000	$0
Construction	$2,500,000	$0	$0	$0	$0	$0	$2,500,000
Total	$3,019,000	$0	$0	$0	$0	$519,000	$2,500,000
Funding Sources							
Local – ST	$519,000	$0	$0	$0	$0	$519,000	$0
State - G	TBD	$0	$0	$0	$0	$0	TBD
Impacts on Operations (negative entry indicates operating reduction)							
Maint and landscape $5,000 per yr once completed	$0	$0	$0	$0	$0	$0	$0

Dept/Div:	City Manager/Urban Design/Public Works
Contact:	Joan LeBeau/Rick Keeney
Project Title:	Traffic Signal - Burnt Store Rd and Home Depot
Project Code:	TBD
Account #:	TBD
Description/ Justification:	To enhance traffic ingress and egress from the Burnt Store Isles commercial center, reducing the burden of cut-thru traffic experienced by the Burnt Store Isles residential neighborhood. Planning Estimates – Total $1,100,000 Engineering and Design Services - $345,000 Construction - $700,000 Contingency - $55,000 Funding: $345,000 - Sales Tax Tier II Unfunded $755,000 – Unfunded. Note: Currently this project does not include any ROW or construction easement costs but may be funded from the contingency estimate. At the request of the City of Punta Gorda, Charlotte County conducted a signal warrant study at Burnt Store Rd at Home Depot. The study concluded that a signal met three of the warrant conditions. By the usual traffic engineering metric this intersection warrants the placement of a traffic signal.
Priority:	Infrastructure Sustainability
Goal:	Maintain and enhance the City's infrastructure to ensure efficient and effective service delivery and quality aesthetic appeal.



Financial Information							
5 Year Plan	**Total**	**Prior**	**FY 2022**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**
Project Costs							
Planning							
Design	$345,000	$0	$0	$0	$0	$345,000	$0
Construction	$755,000	$0	$0	$0	$0	$0	$755,000
Equipment							
Total	$1,100,000	$0	$0	$0	$0	$345,000	$755,000
Funding Sources							
UNFUNDED	TBD	$0	$0	$0	$0	TBD	TBD
Impacts on Operations (negative entry indicates operating reduction)							
Routine maint and electric $8,000 per yr starting in FY 27	$0	$0	$0	$0	$0	$0	$0

Paving Program

FY 2022 - $730,000			
1	N. Sea Grape (Royal Poinciana to cul-de-sac)	14	Rio Villa (Colony Ct. to Almar Dr)
2	S. Sea Grape (Royal Poinciana to cul-de-sac)	15	Muscovie Dr (Almar to cul-de-sac)
3	Raven Ct (Sandpiper Dr to cul-de-sac)	16	Harborside Dr (Taylor St to US 41 SB)
4	Wren Ct (Sandpiper Dr to cul-de-sac)	17	Lewis Circle (W Marion Ave to W. Marion Ave)
5	Owl Ct (Albatross Dr to cul-de-sac)	18	Coldeway Dr (W Marion Ave to cul-de-sac)
6	Rock Dove Ct (White Ibis Ct to cul-de-sac)	19	North Blue Sage (Royal Poinciana to cul-de-sac)
7	Purple Martin Dr (Aqui Esta Dr to cul-de-sac)	20	Clusia Rosea (N Blue Sage to cul-de-sac)
8	Woodthrush Ct (Aqui Esta Dr to cul-de-sac)	21	Scarlet Sage Dr (N Blue Sage to cul-de-sac)
9	White Ibis Ct (Aqui Esta Dr to cul-de-sac)	22	Scarlet Sage Ct (Scarlet Sage Dr. to cul-de-sac)
10	Oriole Ct (CDS)	23	Rejuvenation (Location TBD)
11	Oriole Dr (Albatross Dr to Oriole Ct)		
12	Nighthawk Ct (Albatross Dr to cul-de-sac)		
13	Almar Ct (Almar Dr to cul-de-sac)		

FY 2023 - $735,000			
1	North Tulip Tree (Trumpet Tree to Royal Poinciana)	9	South Plum Tree (Royal Poinciana to cul-de-sac)
2	South Tulip Tree (Royal Poinciana to Cul-de-sac)	10	Airport Rd (east of RR tracks to Cooper St)
3	Trumpet Tree (cul-de-sac to cul-de-sac)	11	S Blue Sage (Royal Poinciana to Royal Poinciana)
4	Parkinsonia (Royal Poinciana to CDS)	12	Schefflera
5	E Cashew and W Cashew	13	Rejuvenation (Locations TBD)
6	Tabebuia Tree	14	Street Bricking – Palm (Mc Gregor to Gill St)
7	Allamanda (Royal Poinciana to cul-de-sac)		
8	North Plum Tree (Royal Poinciana to cul-de-sac)		

FY 2024 - $740,000			
1	Lucky Nut (Powder Puff/Satsuma Dr.)	9	Spanish Cay Lane (Via Tripoli to cul-de-sac)
2	Satsuma Dr. (Royal Poinciana to cul-de-sac)	10	Mediterranean Dr.(Via Tripoli to cul-de-sac)
3	Powder Puff (Cul-de-sac to cul-de-sac)	11	Riding Rocks Lane (Via Tripoli to cul-de-sac)
4	Royal Poinciana (Burnt Store Rd to US 41)	12	Monte Carlo Ct.(Via Tripoli to cul-de-sac)
5	South Moss Rose (Royal Poinciana to cul-de-sac)	13	Via Formia (west side to cul-de-sac)
6	South Tulip Tree (Royal Poinciana to cul-de-sac)	14	Wesley Dr.(Via Tripoli to cul-de-sac)
7	Taylor St (Harborside to US 41 NB)	15	Rejuvenation (Locations TBD)
8	Taylor St (S of US 41 NB to Cooper St)	16	Street Bricking – Gill St (Retta to Marion Ave)

*The Paving Program is Preliminary and subject to change

FY 2025 - $745,000			
1	E Grace St. (Elizabeth St to Cooper St)	11	South Dr (Boca Grande Blvd to cul-de-sac)
2	E Henry St (w of Manzana to Cooper St)	12	Great Isaac Ct.(Magdelina Dr to cul-de-sac)
3	Narranja St (Myrtle St to Palmera)	13	Freeport Ct.(Magdelina Dr to cul-de-sac)
4	Steadley Ave (Boca Grande to cul-de-sac)	14	Gorda Cay Lane (Via Tripoli to cul-de-sac)
5	Corto Andro (East Dr to Cooper St)	15	Gum Cay Lane (Freeport Ct to cul-de-sac)
6	San Carlos Dr (Manzana Ave to South Dr)	16	Palm Isles Ct. (Magdelina Dr to cul-de-sac)
7	San Marie Dr (Manzana Ave to East Dr)	17	McKenzie (Berry St to US 41SB)
8	East Dr (Corto Andro to Taylor Rd)	18	Desquin Lane (Alley to W Grace St)
9	Manzana Ave (Henry St to Boca Grande)	19	Rejuvenation (Locations TBD)
10	Boca Grande Blvd (US 41 N to South Dr)	20	Street Re-Bricking – Chasteen (Marion to Olympia Ave)
	*Subject to Boca Grande design and construction completion		
FY 2026 - $750,000			
1	Mineo Dr.(cul-de-sac to cul-de-sac)	13	San Margerita Lane (Appian Dr to cul-de-sac)
2	Via Milanese (Tripoli to cul-de-sac)	14	Via Tunis (Appian Dr to cul-de-sac)
3	Connecta Dr. (Magdalena to Guadalupe)	14	Santana Ct (Juno Dr to cul-de-sac)
4	Roma Ct.(Tuscany Dr to cul-de-sac)	16	Juno Dr (Appian Dr to Santana Ct)
5	Tuscany Dr. (Magdalina Dr to Roma Ct)	17	Winward Ct (Juno Dr to cul-de-sac)
6	Santiago Ct.(Magdalina Dr to cul-de-sac)	18	Santa Bridgida Ct (Appian Dr to cul-de-sac)
7	Park Beach Circle (Marion Ave to Marion Ave)	19	Don Juan Ct (Appian Dr to cul-de-sac)
8	Appian Dr. (Bal Harbor Blvd to cul-de-sac)	20	Lassino Ct. (Appian Dr to cul-de-sac)
9	Napoli (Appian Dr to cul-de-sac)	21	Genoa Ct (Appian Dr to cul-de-sac)
10	Brenda Ct. (Appian Dr to cul-de-sac)	22	Rejuvenation (Locations TBD)
11	San Carlos Lane (Appian Dr to cul-de-sac)	23	Street Re-Bricking – Chasteen Dr (Olympia to Virginia)
12	Pamela Dr (Appian Dr to cul-de-sac)		
			*The Paving Program is Preliminary and subject to change

GENERAL FUND
VEHICLE & EQUIPMENT REPLACEMENT DETAIL
FY 2022- FY 2026
(All figures in thousands of dollars)

Capital Outlay Replacement Plan	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026+
	(All figures in thousands of dollars)				
Right of Way:					
1999 flatbed 3T dump truck (4409)	95	0	0	0	0
2007 dump truck (5977)	0	143	0	0	0
2007 tractor loader backhoe 4x4 (6835)	0	0	146	0	0
2000 tandem axle trailer low bed (4441)	0	0	9	0	0
2014 diesel mower (6944)	0	0	29	0	0
2016 mower (6982)	0	0	29	0	0
2002 front end articulated loader (5413)	0	0	0	256	0
1988 trailer tilt bed (2350)	0	0	0	9	0
1988 trailer flat bed (2352)	0	0	0	11	0
1989 trailer tilt bed (2396)	0	0	0	6	0
2015 vactor (6969)	0	0	0	85	0
2002 grader (5411)	0	0	0	0	203
Parks & Grounds:					
2014 super duty 4X4 3/4 ton pickup truck (6923)	0	52	0	0	0
2014 1 ton pickup truck (6924)	0	51	0	0	0
2014 1/2 ton pickup truck (6927)	0	42	0	0	0
2014 1/2 ton pickup truck (6928)	0	45	0	0	0
2001 trailer tandem axle low bed (4481)	0	0	11	0	0
1992 trailer low bed (2465)	0	0	6	0	0
2001 trencher walk behind (4473)	0	0	14	0	0
2001 loader skid steer (4480)	0	0	52	0	0
2006 trailer flat bed (5976)	0	0	8	0	0
2006 mini excavator trackhoe (6801)	0	0	52	0	0
2007 trailer flat bed tandem axle (6818)	0	0	11	0	0
2007 riding mower (6839)	0	0	21	0	0
2010 mower (6862)	0	0	21	0	0
2015 cargo van (6954)	0	0	0	52	0
2015 1/2 ton pickup truck (6960)	0	0	0	24	0
Police:					
Police Fleet Replacements (Est. 6 vehicles per year)	318	318	318	318	318
Taser Replacement Program	12	29	29	29	29
Body Camera Replacement Program	20	0	0	21	21
Patrol Rifle Program (new)	32	32	16	0	0
In Car Camera Replacement Program	31	38	46	53	0
SWAT Night Vision Program	10	5	0	0	0
High availability (HA) firewalls for network and internet	23	0	0	0	0
Audio Recording System - Interview rooms	20	0	0	0	0
Radio Enhancement Program	0	70	0	0	0
Boat Motor Replacement Program	0	0	35	0	35
Fire:					
Personal Protective Equipment	10	10	10	10	10
Suppression Equipment	15	15	15	15	15
Medical Equipment	39	16	39	16	39
2014 4 Door SUV (6930)	0	55	0	0	0
Code Compliance:					
2014 pickup truck (6926)	0	30	0	0	0
TOTAL	**$625**	**$951**	**$917**	**$905**	**$670**
Revised annual level Capital Outlay reserve	**840**	**840**	**840**	**840**	**840**
Capital Outlay Reserve - Beg	**45**	**260**	**149**	**72**	**7**
Capital Outlay Reserve - End	**$260**	**$149**	**$72**	**$7**	**$177**

* FY 2021- FY 2025 budgeted capital outlay plan annual level of funding was $740

Planned Use of Operating Reserves for equipment for planned new positions in five year plan	**$243**	**$296**	**$63**	**$42**	**$164**

PGI CANAL MAINTENANCE FUND
SPECIAL PROJECT PROGRAM
FY 2022 - FY 2026
(All figures in thousands of dollars)

PROJECT IDENTIFICATION	TOTAL PROJECT COST	Prior Years' Funding	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
PGI Spoil Site Channel	901	126	0	100	225	225	225
PGI Ponce De Leon Inlet Widening & Dredging	On Hold						
TOTAL		126	0	100	225	225	225

BSI CANAL MAINTENANCE FUND
SPECIAL PROJECT PROGRAM
FY 2022 - FY 2026
(All figures in thousands of dollars)

PROJECT IDENTIFICATION	TOTAL PROJECT COST	Prior Years' Funding	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
BSI Inlet Widening/Removal of Lock	580	80	500	0	0	0	0
UNFUNDED*				(Not Appropriated)			
BSI Channel Corner Widening	725	0	0	100	100	200	325
BSI Land Acquisition for Staging	400	0	0	100	100	100	100
TOTAL		80	500	200	200	300	425

*Note: Unfunded special projects FY 2022 - FY 2026 are not approved or appropriated. Additional research and further discussion is needed.

UTILITIES OM&R FUND
VEHICLE & EQUIPMENT REPLACEMENT DETAIL
FY 2022 - FY 2026
(All figures in thousands of dollars)

Capital Outlay	TOTAL PROJECT COST	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Water Treatment Plant (1621):						
(4) Portables Generators for RO Wells - new equip	30	30	0	0	0	0
Replacement A/C unit in electrical room	5	5	0	0	0	0
Replace 2001 Vactor Truck with small sport utility vehicle	28	28	0	0	0	0
Replace 2007 Mini Excavator Track	34	34	0	0	0	0
Replace 2006 6x4 Dump Truck	90	0	90	0	0	0
Replace 2006 Batwing Mower	17	0	17	0	0	0
Replace 2009 Electric Car/Golf Cart with All terrain vehicle	10	0	10	0	0	0
Replace 2012 6 x 8 Utility Trailer	14	0	14	0	0	0
Replace 2008 Conventional Cab 2 Door Dump Truck	68	0	0	0	68	0
Replace 2007 Articulated Loader	120	0	0	0	0	120
Replace 2016 4 x 4 Pickup Truck	32	0	0	0	0	32
Pumps, Motors & VFD's	501	109	100	100	92	100
Water Distribution (1626):						
New small pickup (for new AMI technician position)	28	28	0	0	0	0
Replace 2006 Sport Utility Vehicle with full size,crew cab pickup	33	33	0	0	0	0
Replace 2007 Dump Truck	80	0	95	0	0	0
Wastewater Collection (1622):						
Cable Locator & Xmitter, Lights, Load Bank Tester	15	15	0	0	0	0
Replace 2008 3/4 ton Diesel utility body Pickup Truck	65	65	0	0	0	0
Replace 2006 4x4 Diesel 3/4 ton Pickup Truck	45	0	45	0	0	0
Replace 2004 Backhoe	80	0	0	80	0	0
Replace 2007 Mini Excavator	40	0	0	0	40	0
Replace 2017 Vacuum Truck	400	0	0	0	400	0
Wastewater Treatment Plant (1625):						
Pumps, Motors, Mixers, Blowers, Effluent Pumps	522	122	100	100	100	100
Flow meter, raw sampler	15	15	0	0	0	0
Replace 2001 Batwing Mower	20	20	0	0	0	0
Replace 2006 Batwing Rotary Mower	20	20	0	0	0	0
Replace 2006 Sludge Vacuum Spreader	160	160	0	0	0	0
Replace 2005 SUV	50	0	50	0	0	0
Replace All Terrain Vehicle	16	16	0	0	0	0
Unspecified Equipment Needs	947	0	179	420	0	348
TOTAL		700	700	700	700	700

FY 2022 - Per Departmental request; FY 2023-2026 Annual funding is targeted at $700,000;
FY 2023-2026 Pumps, motors, and various plant equipment category for plants has place holder of $100,000
During budget process requests from divisions are reviewed for priority funding.

SANITATION FUND
VEHICLE AND EQUIPMENT REPLACEMENT PROGRAM
FY 2022 - FY 2026
(All figures in thousands of dollars)

PROJECT IDENTIFICATION	TOTAL PROJECT COST	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
EQUIPMENT:						
2014 Packer replacement	280	0	280	0	0	0
2014 Packer replacement	294	0	0	294	0	0
2012 Clamshell loader replacement	192	0	0	0	192	0
2008 Flat bed truck w/dump body replacement	64	0	0	0	64	0
2018 Packer replacement	324	0	0	0	0	324
TOTAL		0	280	294	256	324

BUILDING FUND
VEHICLE AND EQUIPMENT REPLACEMENT PROGRAM
FY 2022 - FY 2026
(All figures in thousands of dollars)

PROJECT IDENTIFICATION	TOTAL PROJECT COST	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
EQUIPMENT:						
2006 Pickup Truck, 1/4 ton (Replacement)	25	0	25	0	0	0
*Pickup Truck, 1/4 ton and equipment (for add'l position)	28	0	28	0	0	0
TOTAL		0	53	0	0	0

* This is an add to fleet and equipment for projected new position to be added in FY 2023

INFORMATION TECHNOLOGY FUND
NEW PROJECTS AND EQUIPMENT DETAIL
FY 2022 - FY 2026
(All figures in thousands of dollars)

Capital Outlay Replacement Plan	Project Code	TOTAL PROJECT COST	Prior Years	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Computer Desktops, laptops, tablets replacements	ITCOMP	453	0	93	90	90	90	90
Monitor Upgrade	ITMONI	50	0	10	10	10	10	10
GIS Tools and Equipment	ITGIS	110	35	15	15	15	15	15
Virtual Host Server replacements	ITVIRT	120	0	30	30	0	30	30
Large Email Extraction Software	ITEVEX	6	0	6	0	0	0	0
Network Switch (spare)	ITNSW	5	0	5	0	0	0	0
Enterprise Security Camera Network (initial funding)	ITSECC	10	0	10	0	0	0	0
Backup and Recovery Appliance (financed over 3 years)	ITRUBK	139	47	46	46	0	0	0
New Projects - Annual Subscriptions								
ESO/Firehouse Activities Module	ITFIRE	25	0	5	5	5	5	5
Internal Affairs Tracking Software	ITIASW	27	0	9	4	4	5	5
Accreditation Software	ITAPSW	24	0	6	4	4	5	5
Virtual Server Management Software	ITVMPM	41	0	8	8	8	8	9
TOTAL			**82**	**243**	**212**	**136**	**168**	**169**

Appendix #6 - Charlotte County School Board 5-Year District Facilities Work Program

INTRODUCTION

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.
If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.
If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

Summary of revenue/expenditures available for new construction and remodeling projects only.

	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Five Year Tota
Total Revenues	$0	$0	$0	$0	$0	$0
Total Project Costs	$0	$0	$0	$0	$0	$0
Difference (Remaining Funds)	$0	$0	$0	$0	$0	$0

District	CHARLOTTE COUNTY SCHOOL DISTRICT
Fiscal Year Range	

CERTIFICATION

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

Date of School Board Adoption	6/13/2023
Work Plan Submittal Date	6/15/2023
DISTRICT SUPERINTENDENT	Stephen Dionisio
CHIEF FINANCIAL OFFICER	Gregory Griner
DISTRICT POINT-OF-CONTACT PERSON	Billy Williams
JOB TITLE	Director of Maintenance & Operations
PHONE NUMBER	941-575-5400
E-MAIL ADDRESS	billy.williams@yourcharlotteschools.net

Expenditures

Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
HVAC	$15,000,000	$5,120,000	$5,450,000	$5,500,000	$6,000,000	$37,070,000
Locations:	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOR HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
Flooring	$1,718,000	$1,600,000	$890,000	$650,000	$700,000	$5,558,000
Locations:	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOR HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
Roofing	$2,513,678	$2,500,000	$2,600,000	$2,700,000	$2,800,000	$13,113,678
Locations:	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOR HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
Safety to Life	$0	$0	$0	$0	$0	$0
Locations:	No Locations for this expenditure.					
Fencing	$0	$0	$0	$0	$0	$0
Locations:	No Locations for this expenditure.					
Parking	$0	$0	$0	$0	$0	$0
Locations:	No Locations for this expenditure.					
Electrical	$0	$0	$0	$0	$0	$0
Locations:	No Locations for this expenditure.					
Fire Alarm	$2,340,000	$2,000,000	$1,000,000	$1,000,000	$1,000,000	$7,340,000
Locations:	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOR HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
Telephone/Intercom System	$137,100	$500,000	$500,000	$500,000	$500,000	$2,137,100
Locations:	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOR HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					

Closed Circuit Television		$0	$0	$0	$1	$0	$1
Locations:	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOR HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE						
Paint		$220,000	$540,000	$580,000	$600,000	$640,000	$2,580,000
Locations:	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOR HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE						
Maintenance/Repair		$0	$0	$0	$0	$0	$0
Locations:	No Locations for this expenditure.						
	Sub Total:	**$21,928,778**	**$12,260,000**	**$11,020,000**	**$10,950,001**	**$11,640,000**	**$67,798,779**

PECO Maintenance Expenditures	$0	$0	$0	$0	$0	$0
1.50 Mill Sub Total:	$48,469,568	$22,425,000	$20,595,000	$21,275,001	$21,590,001	$134,354,570

Other Items	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
385-Paving	$1,000,000	$990,000	$700,000	$650,000	$750,000	$4,090,000
Locations	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOF HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
383-Small Renovation Projects	$10,529,000	$3,600,000	$3,300,000	$4,200,000	$4,000,000	$25,629,000
Locations	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOF HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
366-ADA	$20,000	$50,000	$50,000	$50,000	$50,000	$220,000
Locations	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOF HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
376-Athletic Field Improvements	$3,591,790	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$7,591,790
Locations	CHARLOTTE SENIOR HIGH, LEMON BAY SENIOR HIGH, PORT CHARLOTTE SENIOR HIGH					

387-Playgrounds/Bleachers	$1,600,000	$1,025,000	$1,025,000	$925,000	$650,000	$5,225,000
Locations	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOF HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
337-Security Projects	$5,100,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$15,100,000
Locations	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOF HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
384-AV Equipment & Installation	$4,700,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$8,700,000
Locations	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOF HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
Ending Balance	$0	$0	$0	$0	$1	$1
Locations	BENJAMIN J BAKER ELEMENTARY, CHARLOTTE HARBOR SCHOOL, CHARLOTTE SENIOR HIGH, CHARLOTTE TECHNICAL COLLEGE, DEEP CREEK ELEMENTARY, EAST ELEMENTARY, KINGSWAY ELEMENTARY, L A AINGER MIDDLE, LEMON BAY SENIOF HIGH, LIBERTY ELEMENTARY, MEADOW PARK ELEMENTARY, MURDOCK CENTER, MURDOCK MIDDLE, MURDOCK TRANSPORTATION, MYAKKA RIVER ELEMENTARY, NEIL ARMSTRONG ELEMENTARY, PEACE RIVER ELEMENTARY, PORT CHARLOTTE MIDDLE, PORT CHARLOTTE SENIOR HIGH, PUNTA GORDA CENTER, PUNTA GORDA MIDDLE, SALLIE JONES ELEMENTARY, THE ACADEMY, VINELAND ELEMENTARY, WEST COUNTY TRANSPORTATION AND MAINTENANCE					
Total:	**$48,469,568**	**$22,425,000**	**$20,595,000**	**$21,275,001**	**$21,590,001**	**$134,354,570**

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
Remaining Maint and Repair from 1.5 Mills	$48,469,568	$22,425,000	$20,595,000	$21,275,001	$21,590,001	$134,354,570
Maintenance/Repair Salaries	$4,250,000	$4,300,000	$4,350,000	$4,400,000	$4,500,000	$21,800,000
School Bus Purchases	$3,293,978	$2,000,000	$2,100,000	$2,300,000	$2,500,000	$12,193,978
Other Vehicle Purchases	$1,228,350	$425,000	$425,000	$450,000	$600,000	$3,128,350
Capital Outlay Equipment	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Rent/Lease Payments	$0	$0	$0	$0	$0	$0
COP Debt Service	$0	$0	$0	$0	$0	$0
Rent/Lease Relocatables	$125,000	$100,000	$200,000	$100,000	$120,000	$645,000
Environmental Problems	$0	$0	$0	$0	$0	$0
s.1011.14 Debt Service	$2,000	$0	$0	$0	$0	$2,000
Special Facilities Construction Account	$0	$0	$0	$0	$0	$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	$1,950,000	$2,000,000	$2,050,000	$2,100,000	$2,150,000	$10,250,000
Qualified School Construction Bonds (QSCB)	$3,975,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$19,975,000

Qualified Zone Academy Bonds (QZAB)	$242,709	$0	$0	$0	$0	$242,709
368-Vocational Equipment	$282,188	$140,000	$150,000	$200,000	$250,000	$1,022,188
375-High School Equipment	$183,000	$83,000	$83,000	$83,000	$100,000	$532,000
386-Copiers	$172,500	$100,000	$150,000	$190,000	$350,000	$962,500
Ending Fund Balance	$16,676,129	$13,950,000	$13,950,000	$15,000,000	$15,080,000	$74,656,129
364-School Radios/AED's	$145,432	$50,000	$50,000	$50,000	$50,000	$345,432
396-Facilities Department Staff	$500,000	$520,000	$540,000	$560,000	$515,000	$2,635,000
380-District-wide Furniture and Equipment	$650,800	$750,000	$800,000	$850,000	$1,270,000	$4,320,800
371-Middle School Equipment	$40,000	$40,000	$40,000	$40,000	$40,000	$200,000
379-Custodial Equipment	$200,000	$75,000	$75,000	$75,000	$75,000	$500,000
700-District Technology Plan	$12,400,000	$9,903,900	$10,007,772	$10,000,000	$10,250,000	$52,561,672
372-Elementary Equipment	$30,000	$30,000	$30,000	$30,000	$30,000	$150,000
314-Land	$198,000	$202,283	$166,511	$391,755	$475,845	$1,434,394
390-ESE Equipment	$4,000	$10,000	$10,000	$10,000	$10,000	$44,000
Local Expenditure Totals:	**$95,068,654**	**$61,154,183**	**$59,822,283**	**$62,154,756**	**$64,005,846**	**$342,205,722**

Revenue

1.50 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2022 - 2023 Actual Value	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
(1) Non-exempt property assessed valuation		$28,460,112,934	$30,368,251,046	$31,336,465,656	$32,956,238,975	$33,512,551,541	$156,633,620,152
(2) The Millage projected for discretionary capital outlay per s.1011.71		1.50	1.50	1.50	1.50	1.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		$47,812,990	$51,018,662	$52,645,262	$55,366,481	$56,301,087	$263,144,482
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	$40,982,563	$43,730,282	$45,124,511	$47,456,984	$48,258,074	$225,552,414
(5) Difference of lines (3) and (4)		$6,830,427	$7,288,380	$7,520,751	$7,909,497	$8,043,013	$37,592,068

PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
PECO New Construction	340	$0	$0	$0	$0	$0	$0

PECO Maintenance Expenditures		$0	$0	$0	$0	$0	$0
		$0	**$0**	**$0**	**$0**	**$0**	**$0**

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
CO & DS Cash Flow-through Distributed	360	$643,800	$643,800	$643,800	$643,800	$643,800	$3,219,000
CO & DS Interest on Undistributed CO	360	$3,972	$3,972	$3,972	$3,972	$3,972	$19,860
		$647,772	**$647,772**	**$647,772**	**$647,772**	**$647,772**	**$3,238,860**

Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2021 - 2022? No

Additional Revenue Source

Any additional revenue sources

Item	2022 - 2023 Actual Value	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	$0	$0	$0	$0	$0	$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	$0	$0	$0	$0	$0	$0
Proceeds from Special Act Bonds	$0	$0	$0	$0	$0	$0
Estimated Revenue from CO & DS Bond Sale	$0	$0	$0	$0	$0	$0
Proceeds from Voted Capital Improvements millage	$0	$0	$0	$0	$0	$0
Other Revenue for Other Capital Projects	$52,228	$0	$0	$0	$0	$52,228
Proceeds from 1/2 cent sales surtax authorized by school board	$0	$0	$0	$0	$0	$0

Proceeds from local governmental infrastructure sales surtax	$0	$0	$0	$0	$0	$0
Proceeds from Certificates of Participation (COP's) Sale	$0	$0	$0	$0	$0	$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	$0	$0	$0	$0	$0	$0
Classrooms for Kids	$0	$0	$0	$0	$0	$0
District Equity Recognition	$0	$0	$0	$0	$0	$0
Federal Grants	$0	$0	$0	$0	$0	$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	$0	$0	$0	$0	$0	$0
Impact fees received	$0	$0	$0	$0	$0	$0
Private donations	$0	$0	$0	$0	$0	$0
Grants from local governments or not-for-profit organizations	$0	$0	$0	$0	$0	$0
Interest, Including Profit On Investment	$100,000	$100,000	$100,000	$100,000	$100,000	$500,000
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	$0	$0	$0	$0	$0	$0
Total Fund Balance Carried Forward	$53,286,091	$16,676,129	$13,950,000	$13,950,000	$15,000,000	$112,862,220
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
Special Facilities Construction Account	$0	$0	$0	$0	$0	$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	$0	$0	$0	$0	$0	$0
Subtotal	**$53,438,319**	**$16,776,129**	**$14,050,000**	**$14,050,000**	**$15,100,000**	**$113,414,448**

Total Revenue Summary

Item Name	2022 - 2023 Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	$40,982,563	$43,730,282	$45,124,511	$47,456,984	$48,258,074	$225,552,414
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	($95,068,654)	($61,154,183)	($59,822,283)	($62,154,756)	($64,005,846)	($342,205,722)
PECO Maintenance Revenue	$0	$0	$0	$0	$0	$0
Available 1.50 Mill for New Construction	**($54,086,091)**	**($17,423,901)**	**($14,697,772)**	**($14,697,772)**	**($15,747,772)**	**($116,653,308)**

Item Name	2022 - 2023 Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Five Year Total
CO & DS Revenue	$647,772	$647,772	$647,772	$647,772	$647,772	$3,238,860

PECO New Construction Revenue	$0	$0	$0	$0	$0	$0
Other/Additional Revenue	$53,438,319	$16,776,129	$14,050,000	$14,050,000	$15,100,000	$113,414,448
Total Additional Revenue	**$54,086,091**	**$17,423,901**	**$14,697,772**	**$14,697,772**	**$15,747,772**	**$116,653,308**
Total Available Revenue	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Project Schedules

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Total	Funded
Remodel, renovate, site improvements.	CHARLOTTE HARBOR SCHOOL	Planned Cost:	$0	$0	$227,500	$0	$0	$227,500	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel, renovate (Buildings 1-12) and new construction and site work	CHARLOTTE TECHNICAL COLLEGE	Planned Cost:	$0	$0	$772,500	$0	$0	$772,500	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel, renovate, new construction, and site improvements	PORT CHARLOTTE SENIOR HIGH	Planned Cost:	$0	$0	$1,794,500	$0	$0	$1,794,500	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel, renovate, new construction, and site improvements	PORT CHARLOTTE MIDDLE	Planned Cost:	$0	$0	$26,357,780	$0	$0	$26,357,780	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	

Remodel, renovate, new construction, and site improvements	THE ACADEMY	Planned Cost:	$0	$0	$30,000	$0	$0	$30,000	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel and painting	KINGSWAY ELEMENTARY	Planned Cost:	$0	$0	$42,750	$0	$0	$42,750	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel, painting, flooring and lighting	LIBERTY ELEMENTARY	Planned Cost:	$0	$0	$332,500	$0	$0	$332,500	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel, technology, painting and lighting	MYAKKA RIVER ELEMENTARY	Planned Cost:	$0	$0	$505,000	$0	$0	$505,000	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel, lighting	SALLIE JONES ELEMENTARY	Planned Cost:	$0	$0	$35,000	$0	$0	$35,000	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel, HVAC	L A AINGER MIDDLE	Planned Cost:	$0	$0	$565,500	$0	$0	$565,500	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel, painting, technology	CHARLOTTE SENIOR HIGH	Planned Cost:	$0	$0	$58,500	$0	$0	$58,500	No

		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	
Remodel, bell system, HVAC	LEMON BAY SENIOR HIGH	Planned Cost:	$0	$0	$802,500	$0	$0	$802,500	No
		Student Stations:	0	0	0	0	0	0	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	0	0	0	0	0	0	

Planned Cost:	**$0**	**$0**	**$31,524,030**	**$0**	**$0**	**$31,524,030**	
Student Stations:	**0**	**0**	**0**	**0**	**0**	**0**	
Total Classrooms:	**0**	**0**	**0**	**0**	**0**	**0**	
Gross Sq Ft:	**0**	**0**	**0**	**0**	**0**	**0**	

Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2022 - 2023 Actual Budget	2023 - 2024 Projected	2024 - 2025 Projected	2025 - 2026 Projected	2026 - 2027 Projected	Total	Funded
New construction	MURDOCK TRANSPORTATION	$0	$0	$20,000	$0	$0	$20,000	No
Add remodel, renovate & site improvements	PUNTA GORDA CENTER	$0	$0	$325,000	$0	$0	$325,000	No
Remodeling	MURDOCK CENTER	$0	$0	$245,000	$0	$0	$245,000	No
Remodel	WEST COUNTY TRANSPORTATION AND MAINTENANCE	$0	$0	$49,500	$0	$0	$49,500	No
		$0	**$0**	**$639,500**	**$0**	**$0**	**$639,500**	

Additional Project Schedules

Any projects that are not identified in the last approved educational plant survey.

Nothing reported for this section.

Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

Tracking

Capacity Tracking

Location	2022 - 2023 Satis. Stu. Sta.	Actual 2022 - 2023 FISH Capacity	Actual 2021 - 2022 COFTE	# Class Rooms	Actual Average 2022 - 2023 Class Size	Actual 2022 - 2023 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2026 - 2027 COFTE	Projected 2026 - 2027 Utilization	Projected 2026 - 2027 Class Size
SALLIE JONES ELEMENTARY	717	717	668	38	18	93.00 %	0	0	650	91.00 %	17
CHARLOTTE SENIOR HIGH	1,853	1,760	1,781	77	23	101.00 %	0	0	1,700	97.00 %	22
PEACE RIVER ELEMENTARY	861	861	569	47	12	66.00 %	0	0	600	70.00 %	13
CHARLOTTE HARBOR SCHOOL	262	262	112	23	5	43.00 %	0	0	130	50.00 %	6
LEMON BAY SENIOR HIGH	1,428	1,285	1,170	58	20	91.00 %	0	0	1,300	101.00 %	22
BENJAMIN J BAKER ELEMENTARY	324	324	59	18	3	18.00 %	0	0	136	42.00 %	8
EAST ELEMENTARY	861	861	665	47	14	77.00 %	0	0	700	81.00 %	15
NEIL ARMSTRONG ELEMENTARY	861	861	730	47	16	85.00 %	0	0	700	81.00 %	15
PUNTA GORDA MIDDLE	1,401	1,260	1,204	60	20	96.00 %	0	0	1,000	79.00 %	17
PORT CHARLOTTE MIDDLE	1,166	1,049	847	51	17	81.00 %	0	0	800	76.00 %	16
MEADOW PARK ELEMENTARY	865	865	700	47	15	81.00 %	0	0	650	75.00 %	14
PORT CHARLOTTE SENIOR HIGH	1,937	1,840	1,434	79	18	78.00 %	0	0	1,500	82.00 %	19
CHARLOTTE TECHNICAL COLLEGE	789	946	203	43	5	21.00 %	0	0	50	5.00 %	1
L A AINGER MIDDLE	1,076	968	704	47	15	73.00 %	0	0	700	72.00 %	15
VINELAND ELEMENTARY	880	880	600	47	13	68.00 %	0	0	550	62.00 %	12
LIBERTY ELEMENTARY	655	655	551	35	16	84.00 %	0	0	600	92.00 %	17
MURDOCK MIDDLE	954	858	633	42	15	74.00 %	0	0	650	76.00 %	15
MYAKKA RIVER ELEMENTARY	667	667	577	35	16	86.00 %	0	0	600	90.00 %	17
DEEP CREEK ELEMENTARY	884	884	811	47	17	92.00 %	0	0	700	79.00 %	15
KINGSWAY ELEMENTARY	732	732	593	40	15	81.00 %	0	0	600	82.00 %	15

THE ACADEMY	275	292	191	16	12	65.00 %	0	0	250	86.00 %	16
	19,448	**18,827**	**14,802**	**944**	**16**	**78.62 %**	**0**	**0**	**14,566**	**77.37 %**	**15**

The COFTE Projected Total (14,566) for 2026 - 2027 must match the Official Forecasted COFTE Total (14,566) for 2026 - 2027 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2026 - 2027	
Elementary (PK-3)	4,436
Middle (4-8)	5,715
High (9-12)	4,415
	14,566

Grade Level Type	Balanced Projected COFTE for 2026 - 2027
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	0
	14,566

Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	Year 5 Total
THE ACADEMY	0	1	0	0	0	1
Total Relocatable Replacements:	**0**	**1**	**0**	**0**	**0**	**1**

Charter Schools Tracking

Information regarding the use of charter schools.

Location-Type	# Relocatable units or permanent classrooms	Owner	Year Started or Scheduled	Student Stations	Students Enrolled	Years in Contract	Total Charter Students projected for 2026 - 2027
Florida Southwestern State College	11	OTHER	2009	415	342	13	400
Babcock Neighborhood	30	OTHER	2017	564	435	5	719
Babcock High School	26	OTHER	2020	150	353	2	336
	67			**1,129**	**1,130**		**1,455**

Special Purpose Classrooms Tracking

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
DEEP CREEK ELEMENTARY	Educational	2	0	0	0	0	2

KINGSWAY ELEMENTARY	Educational	7	0	0	0	0	7
PORT CHARLOTTE SENIOR HIGH	Educational	0	0	5	0	0	5
LIBERTY ELEMENTARY	Educational	1	0	0	0	0	1
BENJAMIN J BAKER ELEMENTARY	Educational	1	0	0	0	0	1
PORT CHARLOTTE MIDDLE	Educational	0	5	0	0	0	5
Total Educational Classrooms:		**11**	**5**	**5**	**0**	**0**	**21**

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
NEIL ARMSTRONG ELEMENTARY	Co-Teaching	3	5	0	0	0	8
Total Co-Teaching Classrooms:		**3**	**5**	**0**	**0**	**0**	**8**

Infrastructure Tracking

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

Not Specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

Not Specified

Consistent with Comp Plan? No

Net New Classrooms

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2021 - 2022 fiscal year.					List the net new classrooms to be added in the 2022 - 2023 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2022 - 2023 should match totals in Section 15A.			
Location	2021 - 2022 # Permanent	2021 - 2022 # Modular	2021 - 2022 # Relocatable	2021 - 2022 Total	2022 - 2023 # Permanent	2022 - 2023 # Modular	2022 - 2023 # Relocatable	2022 - 2023 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Relocatable Student Stations

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	5 Year Average
PORT CHARLOTTE MIDDLE	0	0	0	0	0	0
MEADOW PARK ELEMENTARY	0	0	0	0	0	0
THE ACADEMY	0	25	25	25	25	20
SALLIE JONES ELEMENTARY	0	0	0	0	0	0
CHARLOTTE SENIOR HIGH	0	0	0	0	0	0
PEACE RIVER ELEMENTARY	0	0	0	0	0	0
CHARLOTTE HARBOR SCHOOL	90	90	90	90	0	72
LEMON BAY SENIOR HIGH	0	0	0	0	0	0
MYAKKA RIVER ELEMENTARY	0	0	0	0	0	0
DEEP CREEK ELEMENTARY	213	213	213	213	0	170
KINGSWAY ELEMENTARY	0	0	0	0	0	0
PORT CHARLOTTE SENIOR HIGH	0	0	0	0	0	0
CHARLOTTE TECHNICAL COLLEGE	0	0	0	0	0	0
L A AINGER MIDDLE	0	0	0	0	0	0
VINELAND ELEMENTARY	232	232	232	232	0	186
LIBERTY ELEMENTARY	0	0	0	0	0	0
MURDOCK MIDDLE	0	0	0	0	0	0
BENJAMIN J BAKER ELEMENTARY	0	0	0	0	0	0
EAST ELEMENTARY	0	0	0	0	0	0
NEIL ARMSTRONG ELEMENTARY	0	0	0	0	0	0
PUNTA GORDA MIDDLE	0	0	0	0	0	0

Totals for CHARLOTTE COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	**535**	**560**	**560**	**560**	**25**	**448**
Total number of COFTE students projected by year.	**14,796**	**14,827**	**14,694**	**14,649**	**14,566**	**14,706**
Percent in relocatables by year.	**4 %**	**4 %**	**4 %**	**4 %**	**0 %**	**3 %**

Leased Facilities Tracking

Exising leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2022 - 2023	FISH Student Stations	Owner	# of Leased Classrooms 2026 - 2027	FISH Student Stations
MEADOW PARK ELEMENTARY	0	0		0	0
L A AINGER MIDDLE	0	0		0	0

VINELAND ELEMENTARY	0	0		0	0
MURDOCK MIDDLE	0	0		0	0
MYAKKA RIVER ELEMENTARY	0	0		0	0
DEEP CREEK ELEMENTARY	0	0		0	0
KINGSWAY ELEMENTARY	0	0		0	0
PORT CHARLOTTE SENIOR HIGH	0	0		0	0
LIBERTY ELEMENTARY	0	0		0	0
THE ACADEMY	0	0	Mobile Modular	1	25
CHARLOTTE TECHNICAL COLLEGE	0	0		0	0
CHARLOTTE HARBOR SCHOOL	6	90	Mobile Modular/SGroup	6	90
SALLIE JONES ELEMENTARY	0	0		0	0
CHARLOTTE SENIOR HIGH	0	0		0	0
PEACE RIVER ELEMENTARY	0	0		0	0
LEMON BAY SENIOR HIGH	0	0		0	0
BENJAMIN J BAKER ELEMENTARY	0	0		0	0
EAST ELEMENTARY	0	0		0	0
NEIL ARMSTRONG ELEMENTARY	0	0		0	0
PUNTA GORDA MIDDLE	0	0		0	0
PORT CHARLOTTE MIDDLE	0	0		0	0
	6	**90**		**7**	**115**

Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

Planning

Class Size Reduction Planning

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

Charlotte County Public Schools' class size reduction planning includes, but is not limited to, remodeling, renovation, new construction, year-round schools, and redistricting in our continued proactive approach to assure compliance with class size reduction requirements.

School Closure Planning

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

Charlotte Public Schools currently has no plans to close any schools.

Long Range Planning

Ten-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6-10 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

Ten-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the 5-year district facilities work program.

Nothing reported for this section.

Ten-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2021 - 2022 FISH Capacity	Actual 2021 - 2022 COFTE	Actual 2021 - 2022 Utilization	Actual 2022 - 2023 / 2031 - 2032 new Student Capacity to be added/removed	Projected 2031 - 2032 COFTE	Projected 2031 - 2032 Utilization
Elementary - District Totals	8,307	8,307	6,523.28	78.52 %	0	0	0.00 %

Middle - District Totals	4,872	4,382	3,578.93	81.68 %	0	0	0.00 %
High - District Totals	5,218	4,885	4,385.04	89.76 %	0	0	0.00 %
Other - ESE, etc	1,051	1,208	314.72	26.08 %	0	0	0.00 %
	19,448	**18,782**	**14,801.97**	**78.81 %**	**0**	**0**	**0.00 %**

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Ten-Year Infrastructure Planning

Nothing reported for this section.

Twenty-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11-20 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

Twenty-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

Nothing reported for this section.

Twenty-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2021 - 2022 FISH Capacity	Actual 2021 - 2022 COFTE	Actual 2021 - 2022 Utilization	Actual 2022 - 2023 / 2041 - 2042 new Student Capacity to be added/removed	Projected 2041 - 2042 COFTE	Projected 2041 - 2042 Utilization
Elementary - District Totals	8,307	8,307	6,523.28	78.52 %	0	0	0.00 %
Middle - District Totals	4,872	4,382	3,578.93	81.68 %	0	0	0.00 %
High - District Totals	5,218	4,885	4,385.04	89.76 %	0	0	0.00 %
Other - ESE, etc	1,051	1,208	314.72	26.08 %	0	0	0.00 %
	19,448	**18,782**	**14,801.97**	**78.81 %**	**0**	**0**	**0.00 %**

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Twenty-Year Infrastructure Planning

Nothing reported for this section.





Definitions

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

DEFINITIONS

Accessory Use and Structure	A structure subordinate or incidental to the principal structure on a lot in square footage, scale, and use. Accessory structures and uses include detached garages, storage buildings, pools and pool houses, tennis courts, decks, piers and other related structures, etc.
Account Number	In accordance with the state chart of accounts, each class of expenditures and revenues is assigned a specific account number for use within the City's accounting system
Ad Valorem Taxes	A tax levied on assessed value of real and personal property within the City and not expressly exempted. This tax is also known as property tax.
Adjacent Concurrency Service Areas	Concurrency Service Areas which are contiguous and touch along one side of their outside geographic boundary
Adult Congregate living facility	Adult congregate living facility means any state department of health and rehabilitative services licensed building or buildings, section of a building or distinct portion of a building, residence, private home, boarding home, home for the aged or other place whether (where) for a period exceeding twenty-four (24) hours, housing food service and one or more personal services (are provided) for adult resident clients, not related to the owner or administrator by blood or marriage, who require such services.
Advisory Council	A group formed to provide recommendations about specific units and items
Affordable Housing	Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing.

DEFINITIONS

Agricultural uses	activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.
Airport	A tract of land or water that is maintained for the landing and takeoff of aircraft and for receiving and discharging passengers and cargo and that usually has facilities for the shelter, supply and repair of planes
Airport facility	any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.
Alteration	Any change or expansion in the size, configuration, or location of a structure; or any change or expansion in the use of a structure or lot, from a previously approved or legally existing size, configuration, location, or use.
Amendment	Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in subsection 163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in subsection 163.3187(2), F.S. Throughout this chapter, references to a plan or comprehensive plan shall also be deemed to refer to a plan amendment.
American Community Survey	An ongoing U.S. Census Bureau statistical survey that samples a small percentage of the population every year -- giving communities the current information they need to plan investments and services.
Ancillary Facilities	The building, site and site improvements necessary to provide support to a School Board's Education Program including, but not limited to vehicle storage and maintenance, warehouses or administrative buildings

Applicant	For the purpose of school concurrency, any person or entity undertaking a residential development
Appropriation	The City Council's legal authorization for the City to make expenditures and incur obligations for specific purposes. The amount and time when the appropriation may be expended are usually limited.
Area Median Income	Established by the U. S. Department of Housing and Urban Development (HUD), means the median gross income earned by a family of four within a given Metropolitan Statistical Area (MSA) or county.
Areas subject to coastal flooding	The areas delineated by the regional or local Hurricane Evacuation Plan as requiring evacuation.
Arterial road	A roadway provides service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.
Assessed Valuation	The County Property Appraiser's estimation of the Fair Market Value of real estate or other property. This valuation is used to determine taxes levied upon the property.
Attached Home	Rear yard buildings which share common side walls. Attached homes may be town-homes or condominium units.
Attached Home	Rear yard buildings which share common side walls. Attached homes may be town-homes or condominium units.

Attendance Boundary	The geographic area which is established to identify the public school assignment of students residing within that area
Auto Dependent Design	The construction of buildings and development to accommodate the car as the predominant and most reasonably available method of transportation i.e.: drive through windows, plentiful parking located in front of entrances; wide road lanes with the elimination of on-street parking, sidewalks, and street trees; and large intersections. The codification of auto design standards in engineering regulations makes the car the principal means of transport for all necessary trips, thereby inhibiting the construction of mixed uses and compact development
Available Capacity	Existing school capacity which is available within a Concurrency Service Area including any new school capacity that will be in place or under actual construction, as identified in the first three years of the School District's 5-year Work Program
Base Flood Elevation	That elevation as established by FEMA, expressed in feet above mean sea level, to which flooding can be expected to occur on a frequency of once in every 100 years, or which is subject to a 1 percent or greater chance of flooding in any given year.
Bernice Russel Community Development Corporation (BRCDC)	A group composed of local community activists that are committed to revitalizing the historic Trabue Woods Neighborhood
Bicycle and Pedestrian Ways	Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.
Breastworks	Term usually applied to temporary fortifications, often an earthwork thrown up to breast height to provide protection to defenders firing over it from a standing position.

Budget	A plan of financial operation embodying an estimate of proposed expenditures for a given period (usually a single fiscal year) and the proposed means of financing. The budget, once adopted, is the legal authorization to expend city funds during the fiscal year. The budget may be amended during the fiscal year by the governing body and/or management, in accordance with procedures specified by law, charter, and/or administrative rules and regulations.
Build Out	The completed construction of all phases of a development as allowed by all Ordinances which regulate an area. The scale of build out can be from a single lot to the entire City's jurisdiction.
Buildable Area	The portion of a lot remaining after required yards have been provided
Building	Any structure having a roof supported by columns or by walls, and intended for shelter, housing or enclosure of persons, animals or property. The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, with or without a roof, shall not be deemed to make them one building.
Building Footprint	The land area on which a building is located or proposed for location.
Building line	The line formed by the facades of buildings which creates a frame defining the public realm. Respecting building lines means to place walls or landscaping in such a manner as to continue the frame where there is an absence of buildings.
Building Permit	A permit obtained from the City which sets the inspection schedule and construction techniques for a particular project and specified use in accordance with adopted building codes and other prevailing standards for construction, and includes the City's necessary approval.
Building Setback Line	A line establishing the minimum allowable distance between the nearest part of any building, including eaves and overhangs, but excluding porches, bay windows, covered porches, decks, and patios, to the nearest edge of a street right-of-way, property line, or easement line, when measured perpendicular thereto.

Building Type	The standard classification of building construction as All yard, Side-yard, Rear-yard, Court-yard, and Special Purpose types.
Build-To Line	The line at which construction of a building is to occur on a lot. A build-to line runs parallel to the front property line and is established to create an even building facade line on a street.
Built-Upon Area	The portion of a development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel areas [e.g. roads, parking lots, paths], recreation facilities [e.g. tennis courts], etc. [Note: Wooden slatted decks and the water area of a swimming pool are considered pervious.]
Capital Budget	The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year.
Capital Improvement	Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.
Capital Improvement Plan (CIP)	A financial plan for construction of physical assets such as buildings, streets, sewers, etc. The plan extends over several future years indicating the beginning and ending date of each project, the amount to be expended in each year and the method of financing those expenditures.
Capital Lease	An agreement conveying the right to use property, plant, or equipment usually for a stated period of time where the lessee assumes all the risks and rewards of ownership.
Capital Outlays	Outlays for the acquisition of or addition to fixed assets which are durable in nature. Such outlays are charged as expenditures through an individual department's operating budget and do not include those provided for in the capital improvement program. The asset will have a unit cost of $1,000 or more and a useful life in excess of one year.

Capital Projects	Any program, project, or purchases with a useful life span of 10 years and a cost of at least $5,000 or major maintenance and repair items with a useful life span of five years.
Certificate Of Appropriateness (CA)	A certificate stating that work to be done on a landmark structure and/or within a Historic District meets the criteria which maintains the structure as historic and a contributing structure to the District.
Certificate of Occupancy (CO)	A certificate allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with this Ordinance and all other applicable regulations
Charter School	An alternative public school authorized pursuant to Section 1002.33, F.S. and built to meet the State Requirements for Educational Facilities standards when used as a Proportionate Share Mitigation Option
Civic Uses	Uses intended to serve as public gathering places. Such uses include governmental offices, post offices, and non-profit or charitable clubs and organizations.
Class Size Reduction	As provided in Article IX, Section I, of the Florida Constitution, as amended, a provision to ensure that by the beginning of the 2010 school year there are a sufficient number of classrooms in a public school so that: 1. The maximum number of students who are assigned to each teacher who is teaching in a public school classrooms for pre-kindergarten through grade 3 does not exceed 18 students; 2. The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grade 4 through 8 does not exceed 22 students; and 3. The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grades 9 through 12 does not exceed 25 students
Cluster Development	The grouping of buildings in order to conserve land resources and provide for innovation in the design of the project including minimizing stormwater runoff impacts. This term includes nonresidential development as well as single-family residential and multi-family developments.

Cluster Housing	A development design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for recreation, common open space, or the preservation of historically or environmentally sensitive features.
Clustering	The grouping together of structures and infrastructure on a portion of a development site.
Coastal Area	The 35 coastal counties and all coastal municipalities within their boundaries designated by the state land planning agency. These local governments are listed in the document entitled "Local Governments Required to Include Coastal Management Elements in Their Comprehensive Plans," dated July 1, 1986, and available from the Department upon request. The local governments listed in the document and any other communities that incorporate subsequent to July 1, 1986, and meet the criteria in Section 380.24, F.S., shall also be included in the coastal area.
Coastal High Hazard Areas	The evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government.
Code Enforcement	Enforcement of the locally adopted building, housing, electrical, plumbing, subdivision and zoning codes and/or ordinances.
Commercial Use	All retail sales or wholesale business establishments marketing goods and services. Examples include retail shops, restaurants, hotels/motels/inns, convenience stores, etc.
Community Development Block Grant (CDBG)	A Federal program which provides annual grants to communities to carry out community development activities directed toward neighborhood revitalization, economic development and improved community facilities and services.

Community Redevelopment Agency (CRA)	The Community Redevelopment Agency is a revenue generating mechanism used to finance capital improvements in a neighborhood suffering from blighted conditions. As the property is improved, the difference between the original tax assessment and the revised assessment is returned to the CRA fund.
Complete Streets	
Comprehensive Annual Financial Report (CAFR)	This report is prepared by the Finance Department. It is usually referred to by its abbreviation, and summarizes financial data for the previous fiscal year in a standardized format. The CAFR is organized by fund and contains two basic types of information: a balance sheet that compares assets with liabilities and fund balance; and an operating statement that compares revenues with expenditures
Comprehensive Plan	As provided by Section 163.3164(4), F.S., as amended, a plan that meets the requirements of 163.3177 and 163.3178, F.S.
Concurrency	As provided for in the Florida Administrative Code Rule 9J-5.003, the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur
Concurrency Service Area (CSA)	A geographic area in which the level of service for a school of each type is measured when an application for residential development if reviewed for school concurrency purposes
Congregate Housing	Any Florida Department of Health and Rehabilitative Services licensed building or buildings, section of a building, or distinct portion of a building, residence, private home, boarding home, home for the aged, or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding 24 hours, housing, food service, and one or more personal services for adult resident clients, not related to the owner or administrator by blood or marriage, who require such services.

Contiguous	Abutting directly or immediately adjacent to a boundary or separated only by a street, railroad or public utility right-of-way.
Controlled Access Highway	A roadway, according to State and Federal guidelines, designed for through traffic only with access connections at selected interchanges of public roads, with no direct access from private roads or drives.
Core Facilities	The areas within an educational facility that are used to support the classrooms. These spaces include, but are not limited to: the media center, cafeteria, gymnasium, multi-purpose space, and administration
Cost Burdened Household	A household that pays more than 30% of their gross income towards housing, including utility costs.
Day Care Center	A place where daytime care is provided to 6 or more children who are not the legal wards or foster children of the attendant adult within an occupied residence.
Dedication	A fee simple transfer of land ownership to a homeowners association, governmental unit or agency, or non-profit land trust or conservancy for a specified purpose. Because a transfer of property rights is entailed, dedication must be made by written instrument and is completed with an acceptance.
Density	An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre.
Density Gross	The number of dwelling units on the entire area of a tract or parcel of land.

Density, Net	The number of dwelling units on a tract or parcel of land minus the area of public rights-of-way, areas of flood hazard, lakes or water bodies, or wetlands under the jurisdiction of the U.S. Army Corps of Engineers.
Department of Housing and Urban Development (HUD)	Federal agency responsible for ensuring housing development
Department or Agency	The Florida Department of Community Affairs.
Depreciation	The decrease in value of physical assets due to use and the passage of time.
Detached Home	Alley-yard or side-yard buildings which function as a principal residential for one or two families.
Developer	The owner, occupant, person, or entity developing a parcel or tract of land.
Development	The initiation, construction, change, or enlargement of any use or structure, the disturbance of land through the removal of ground cover, or the division of land into two or more parcels. Any land disturbing activity which adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil
Development of Regional Impact (DRI)	A large scale development, the permitting of which is processed through Regional Planning Council with approvals of various state agencies.

Development Order	As provided by Section 163.3164(7), F.S., as amended, any order granting, or granting with conditions, and application for a development permit
Development Permit	As provided by Section 163.3164(8), F.S.
Development Review Committee (DRC)	The Development Review Committee comprises representatives from the City's Community Development Department, Public Works Department, Utilities Department, Police Department, and Fire Department. The DRC is the permitting body for many site plans and special events in City parks and streets. The DRC also provides staff review for zoning actions, plan amendments, and changes to the land development regulations.
Development Review Table	A table used by the School Board to compare the projected students from proposed residential developments to the CSAs available capacity programmed within the first three years of the current five-year capital planning period
District	An area delineated on the Zoning Map which sets forth standards and guidelines for all development within.
Drip Line	An imaginary vertical line extending from the outer most portion of the tree canopy to the ground.
Driveway	A private corridor intended for ingress and egress to a property and for the off-street travel of automobiles. Parking areas are separate from driveways, though the two may be combined
Duplex	A detached single family structure containing 2 dwelling units located on a lot in common ownership.

Dwelling	A building or portion thereof, provides complete and permanent living facilities for one family. This term shall not apply to a hotel, motel, guest house, or other structures designed for transient residence.
Dwelling Unit	A room or rooms connected together containing sleeping and sanitary facilities and one kitchen constituting a separate, independent housekeeping establishment for a family, for owner occupancy or rental or lease on a weekly, monthly or longer basis, and physically separated from the other room or dwelling units which may be in the same structure.
Easement	A grant by the property owner of a strip of land for a specified purposes and use by the public, a corporation, or persons, such as for utilities.
Educational Facility	The buildings and equipment, structures and special educational use areas that are built, installed, or established to serve educational purposes only
Educational Plant Survey	A systematic study of schools conducted at least every five years and submitted to the DOE for review and validation. The survey includes and inventory for existing educational and ancillary plants, and recommendations for future needs
Elderly Housing	A one or two person household in which the head of household or spouse is at least 62 years of age.
Enclave	Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality.
Encroachments	Any portion of a structure or appurtenance extending beyond a designated zoning setback, easement, or public right-of-way.

Encumbrances	Commitments of funds for contracts and services to be performed. When encumbrances are recorded, available appropriations are correspondingly reduced.
Enterprise Funds	Funds established to account for operations, which are financed and operated in a manner similar to private enterprises. The intent is that the expense of providing goods or services to the general public on a continuing basis (including depreciation) to be financed or recovered primarily through user fees.
Environmentally Sensitive Lands	Area of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems. Nothing in this definition shall be construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices as revised in 1993.
Esplanade	A wide pedestrian walk formal in design which runs parallel to a waterfront. An esplanade may be made of pavers, asphalt, crushed gravel, grass, wood decking, or concrete.
Essential Services	Publicly or privately owned facilities or systems for the distribution of gas, electricity, steam, or water, the collection and disposal of sewage or refuse; the transmission of communications; or similar functions necessary for the provision of public services. Radio transmission facilities for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not essential services, provided no transmitter or antenna tower exceed 180 ft in height
Estimated Revenues	Projections of funds to be received during the fiscal year.
Estuary	Means a semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by fresh water and which has a connection with oceanic waters, including bays, embayments, lagoons, sounds and tidal streams.

Evacuation Routes	Means routes designated by county civil defense authorities or the regional evacuation plan for the movement of persons to safety in the event of a hurricane.
Evaluation and Appraisal Report	An evaluation and appraisal report as adopted by the local governing body in accordance with the requirements of Section 163.3191, F.S.
Exempt Local Government	A municipality which is not required to participate in school concurrency when meeting all the requirements for having no significant impact of school enrollment, per Section 163,3177(12)(b), F.S., or because it has received a waiver from the Department of Community Affairs per Section 163.31777(I)(c), F.S.
Existing Development	Structures, buildings, site specific plan or other projects that are completely built or that at a minimum have established a vested right as of the effective date of this ordinance based on at least one of the following being satisfactorily proven to the Department of Community Development for the specific development in question:
Existing Lot [Lot of Record]	A lot which is part of a subdivision, a plat of which has been recorded in the Clerk of Court prior to the adoption of this ordinance, or a lot described by metes and bounds, the description of which has been so recorded prior to the adoption of this ordinance.
Extent	The amount of development, including the area or size in acres
Facade	The vertical surface of a building which is set along a frontage line. The elevation of a facade is the vertical surface area. Facades are subject to visual definition by building height, setback lines, recess lines [a line prescribed for the full width of the facade above which the facade sets back, the location of which is determined by the desired height to width ratio of the fronting space or by a desired compatibility with existing buildings], and transition lines.
Fair Market Rent (FMR)	An estimated figure established by HUD for use in all HUD-funded programs. FMRs are gross rent estimates of shelter rent and the cost of utilities (except telephone services). The FMRs established indicated the dollar value at with 40% of the standard rental units rent.

Fair Share Impact Fees	Fees paid when a building is built or expanded. The fees are based on the projected impact to City services and infrastructure. The revenues are used for capital improvements made to the City.
Family	One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage or adoption, no such family shall contain over five persons, but further provided that domestic servants employed or living on the premises may be housed on the premises without being counted as a family or families.
Family Care Home	A home with support and supervisory personnel that provides room and board, personal and habilitation services in a family environment for not more than six residents.
FEMA [Federal Emergency Management Agency]	The agency responsible for the promulgation and maintenance of official Flood Hazard Boundary Map and/or Flood Insurance Rate Maps.
Financial Feasibility	As provided in Section 163.3164(32), F.S., as amended, sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financial capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and Applicant contributions, which are adequate to fund the projected cost of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level of service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements
Fines and Forfeits	Fines and forfeits are derived from penalties imposed for the commission of statutory offenses, violation of lawful administrative rules and regulations and for the neglect of official duty. These revenues include court fines, confiscated property, and parking violations.
Fiscal Year	The 12-month period to which the annual budget applies. The City's fiscal year begins October 1 and ends September 30.

Fixed Assets	Assets of a long-term character which are intended to continue to be held or used, such as land, building, and improvements other than buildings, machinery and equipment.
Flood Plains	Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
Floodprone Areas	Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
Floodway Area	Any site designated by the Federal Emergency Management Authority [FEMA] as susceptible to flooding, and shown on the official Flood Hazard Boundary Map and/or Flood Insurance Rate Maps for the Punta Gorda area. All development within a flood hazard area as so defined, shall conform to the provisions of this Ordinance.
Floodway Fringe Area	The portion of the flood hazard area not in the floodway.
Florida Inventory of School Houses (FISH) - Permanent Capacity	The report of the permanent capacity of existing public school facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on a percentage of the total number of existing student stations and a designated size for each program
Franchise Fees	Fees levied by the City in return for granting a privilege, which permits the continual use of public property such as city streets.
Frontage	The lot boundary which coincides with a public thoroughfare or space. The facade of a structure facing the street.

Full Time Equivalent (FTE) Student Count - Fall Semester	A fall semester count of all "full-time equivalent" students, present to Section 1011.62, F.S.
Fund	A fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources along with all related liabilities and residual equities or balances and related changes. These accounts are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.
Fund Balance	The resources available for appropriation in accordance with the prescribed basis of budgeting. Accordingly, only undesignated and/or unencumbered resources are considered fund balance for budget purposes.
General Fund	The fund used to account for all governmental functions not required to be separately recorded by laws or governmental policy. Most of the essential governmental services such as police, fire, public works, and general administration are provided by the General Fund.
Goal	The long-term end toward which programs or activities are ultimately directed.
Governing Body	The Board of County Commissioners of Charlotte County, the City Council of Punta Gorda, or any other chief governing body of a unit of local government, however designated, or any combination of such bodies as provided by Section 163.3164(9) F.S.
Government Finance Officers Association (GFOA)	GFOA is the professional association of state/provincial and local finance
Governmental Agency	As provided by section 163.3164 (10) F.S.

Grade	The height of the top of the curb, or if no curb exists, the height of the edge of pavement in the lane of travel adjacent to a building, structure, or sign.
Grants (G)	Funds given to the City by foundations, corporations, governments, small business and individuals which fund a specific project and require some level of reporting.
Group Home	A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.
Habitable	Habitable means a structure that is suitable for living, see Dwelling Unit
Habitable Vehicle	Habitable vehicle means any vehicle, motorized or otherwise, designed, converted or arranged in such manner as to be capable of being inhabited or dwelt in. Such vehicles shall include but are not limited to vans, step vans, conventional recreational vehicles, campers, motor homes and mobile homes.
Health Care Facility	A facility or institution, whether public or private, principally engaged in providing services for health maintenance and the treatment of mental or physical conditions. Health care facilities include general or specialty hospitals, public health centers, diagnostic centers, treatment centers, rehabilitation centers, extended care facilities, long-term care facilities, residential health care facilities, outpatient clinics and dispensaries. They may include laundries, cafeterias, gift shops, laboratories and medical offices as accessory uses.
Historic Overlay District	Established to preserve and protect Punta Gorda's locally designated historic districts and landmarks, which are among the City's most valued and important assets.

Historic Preservation Advisory Board (HPAB)	An officially appointed Advisory Board of the City of Punta Gorda whose primary responsibility is to advise City Council on all matters of historical importance.
Historic Resources	Districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.
Historic Structure	Any structure designated or eligible for designation on the National Register for Historic Places, Florida Master Site File, or local listing.
Homeless	Those individuals or families which do not have a fixed place to sleep at
Homeless Person	An individual who lacks a fixed, regular and adequate nighttime residence. (FS 420.621)
Homeownership	Ownership of fee simple title or a 99 year leasehold interest in a one to four unit housing dwelling or in a condominium unit, or equivalent form of ownership.
Homestead Exemption	Pursuant to the Florida State Constitution, the first $25,000 of assessed value of a home, which the owner occupies as principal residence, is exempt from the property tax.
Hotel/Motel/Inn	A building or group of buildings containing sleeping rooms for rental or occupancy to temporary guests.

Household	Mean one or more persons occupying a housing unit.
Housing	A residence including manufactured housing, permanent housing for disabled or homeless persons, transitional housing, single room occupancy housing (SROs), and group homes. Housing units generally do not include emergency shelters (including shelters for disaster victims) or facilities such as nursing homes, convalescent homes, hospitals, residential treatment facilities, correctional facilities and student dormitories.
Hurricane Shelter	A structure designated by local officials as a place of safe refuge during a storm or hurricane.
Hurricane Vulnerability Zone	The areas delineated by the regional or local hurricane evacuation plan as requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.
Hybrid Bike Path	A hybrid bike path shall be a minimum of 14 feet wide, but no wider than 14 feet 9 inches, not including the gutter. Hybrid bike paths must have standard FDOT markings.
Income Categories	Detailed descriptions used to examine the housing needs of households. Distinguishes among extremely-low-income households (those with incomes below 30 percent of median income), other very-low-income households (those with incomes between 31 and 50 percent of median income), and other low-income households (those with incomes between 51 and 80 percent of median income).
Independent Living Facility	A residential development that is limited to occupancy by elderly persons and/or persons with disabilities. Such a facility shall provide: (a) dwelling units with complete kitchen facilities; (b) supportive services such as meals, personal emergency response systems, recreation and transportation services, and (c) design features such as wider doorways and hallways, accessible-ready bathrooms and lower light switches.

Industrial Uses and Development	Any non-residential use that requires a National Pollutant Discharge Elimination System [NPDES] permit for an industrial or stormwater discharge or involves the use or storage of any hazardous materials or substances or that is used for the purpose of manufacturing, assembling, finishing, cleaning or developing any product or commodity.
Infrastructure	Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.
Infrastructure Surtax	Tax which allows for the financing, planning and constructing of infrastructure; acquiring land for public recreation or conservation purposes; purchase of vehicles or equipment with a five-year life expectancy (including emergency service vehicles and the equipment to outfit them).
Institutional Uses	Large scale civic and semi-civic uses such as elementary and secondary schools, colleges, hospitals, assisted living residences, churches, convents, monasteries, hospices, and other long-term medical care facilities.
Intensity	An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.
Interest Income	Revenue associated with the City cash management activities of investing fund balances.
Intergovernmental Revenue	Funds received from federal, state and other local governmental sources in the form of grants, shared revenues, and payments in lieu of taxes.
Internal Service Funds	Funds established for the financing of goods or services provided by one department to other departments within the City on a cost- reimbursement basis.

Interstate Highway	A controlled access highway which is part of the Federal Interstate Highway System.
Land Development Regulations (LDR)	LDR consist of zoning and subdivision regulations together with other code sections that govern the development of land such as the landscape code, sign code, maintenance and appearance code, building code, etc. The LDR's are required by statute to be implement the comprehensive plan.
Land Use Segregation	The practice of prohibiting mixed use development or close proximity of residential and non-residential uses. This is accomplished through standards which emphasize the separation of all uses and the buffering and screening of dissimilar uses from one another. The highly negative impacts of such practices result in auto dependent design which demands greater land area coverage to accommodate cars.
Large Family Household	A family household with five or more members.
Level of Service	An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of Service shall indicate the capacity per unit of demand for each public facility.
Level of Service (LOS) Standard	As provided for in the Florida Administrative Code Rule 9J-5.003, an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility
Licenses and permits	Revenue derived from the issuance of local licenses and permits including professional & occupational licenses, building permits & other miscellaneous permits.
Local Government	Charlotte County and/or the Cities located within its boundary pursuant to Section 163.3164(13), F.S.

Local road	A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.
Lot	A parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate legal entity for purposes of transfer of title which is occupied or capable of being occupied by a building or group of buildings devoted to a common use, together with the customary accessories and open spaces belonging to the same.
Maintained Easement	A recorded or legally established right of way or easement made of crushed gravel, pavement, or graded and cleared of brush, so as to permit access by all vehicles.
Manufactured Home	A residential manufactured home meeting the definition in Section 320.01, F.S.
Manufactured Home Park	A parcel or subdivision of land to accommodate manufactured housing per the provisions of this ordinance.
Manufactured Housing	A closed structure, building assembly, or system or subassemblies, which may include structural, electrical, plumbing, heating, ventilating or other service systems manufactured in manufacturing facilities for installation or erection, with or without other specified components, as a finished building or as part of a finished building, which shall include but not be limited to residential, commercial, institutional, storage and industrial structures. Manufactured housing may also mean, at the option of the manufacturer, any building of open construction made or assembled in manufacturing facilities away from the building site for installation, or assembly and installation, on the building site, and which has also been certified to comply with the state department of veteran and community affairs. The term manufactured housing does not include mobile homes. The term manufactured housing shall be synonymous with modular housing.

Manufacturing, Heavy	The assembly, fabrication, production or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards, or that otherwise do not constitute "light manufacturing," or any use where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, production or processing exceeds 25 percent of the floor area of all buildings on the lot. "Heavy manufacturing" shall include, but not be limited to, the following: enameling, lacquering, or the plating or galvanizing of metals; foundries or mills producing iron and steel products; industrial chemical manufacture; meat packing plants; mixing plants for concrete or paving materials, and manufacture of concrete products; oxygen manufacture and/or storage; pottery, porcelain, and vitreous china manufacture; poultry dressing for wholesale; pressure treating of wood; stonecutting; tire recapping and re-treading; tobacco products manufacture; tobacco stemming and re-drying plants. This shall include resource extraction and recycling and salvage operations.
Manufacturing, Light	The assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, production or processing takes place, where such processes are housed entirely within a building, or where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, production or processing does not exceed 25 percent of the floor area of all buildings on the lot. This shall not include uses that constitute "heavy manufacturing", resource extraction, or recycling and salvage operations.
Marina	Marina means the placement and construction of structure and facilities on a parcel of land intended to establish as the principal use of such land the lease, rental or sale of boat docks located in a directly abutting Marine Park (MP) zoning district. All marinas shall at a minimum provide for permanent, on-site amenities to include: Restroom facilities, shelter from inclement weather, phone service, water and sewer service, trash collection, security lighting, emergency vehicle access and such other amenities as shall be required by the Development Review Committee. All marinas must meet the development standards contained in these zoning regulations (e.g. lot size, lot width, lot depth, etc.)
Marine Habitat	Areas where living marine resources naturally occur, such as mangroves, seagrass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

Maximum School Utilization	The use of student capacity in each CSA to the greatest extent possible, based on the adopted level of service and the total number of permanent students stations according to the FISH inventory, taking into account special considerations such as, core capacity, special programs, transportation cost, geographic impediments, court ordered desegregation, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high) and provide an equitable distribution of student enrollment district-wide
Medical Office	See Health Care Facility
Metropolitan Planning Organization (MPO)	The Charlotte County - Punta Gorda Metropolitan Planning Organization, performs transportation planning functions that allocate federal, state, and local funds to road, bridge, and other transportation related projects
Minerals	All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.
Mixed Use	The presence of residential and nonresidential uses within the same complex or same building. Mixed use can also refer to different categories of nonresidential uses such as institutional, retail, and office within the same complex of building. The advantage of mixed uses is the promotion of architectural compatibility and pedestrian scaled environments.
Mixed-Use Development	The presence of residential and nonresidential uses within the same complex or same building. Mixed use can also refer to different categories of nonresidential uses such as institutional, retail, and office within the same complex of building. The advantage of mixed uses is the promotion of architectural compatibility and pedestrian scaled environments.
Mobile Home	A structure transportable in one or more sections, which is eight body feet or more in width and which is built upon an interval chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. For the purpose of determining length, the length of a mobile home is the distance from the exterior wall nearest to the drawbar and the coupling mechanism to the exterior of the wall at the opposite end of the home where such walls enclose living or other space.

Modular Home	A dwelling unit which is constructed in compliance with Building Code requirements and composed of components substantially assembled in an off-site manufacturing plant and transported to the building site for final assembly on a permanent foundation. See manufactured housing.
Motor Fuels (Gas tax)	Source of funding used for transportation projects. These taxes are also used to operating and maintenance costs of roads.
Multi-Family	Three or more attached single family dwelling units located on a single
Multi-use Complex	A group of separate buildings operating under a common name or management; a single building containing multiple uses where there are specific exterior entrances for individual uses; or a group of uses on separate but adjoining properties that request treatment as a multi-use complex.
Natural Groundwater Aquifer Recharge Areas	"Natural groundwater recharge areas" or "groundwater recharge areas" means areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.
Neighborhood Commercial Use	Commercial activities which include retail sales establishments, restaurants, inns, and convenience stores which are designed and/or operated to service the daily needs of the residents of the surrounding neighborhood.
Neighborhood Park	A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.
Neighborhood Residential (NR)	A City zoning District that provides for residential development surrounding the traditional town center and its regional extensions. It preserves the traditional building pattern of mixed residential development, which historically has been integrated to form a vibrant and cohesive neighborhood unit.

Neighborhood Stores	All neighborhood stores shall have at least two occupiable stories with at least 50% of the habitable area of the building dedicated to residential or office use. The remainder of the building may be used for neighborhood commercial uses. The building may contain additional uses including a cafe, a contract post office, an automatic bank teller and a newsstand.
Non-Ad Valorem Assessment	A fee levied on certain properties to defray all or part of the cost of a specific capital improvement or service deemed to benefit those properties. The value of the property is not considered when calculating a Non-Ad Valorem Assessment. Instead, the cost of the service or facility is allocated proportionately to the benefited properties in a defined area. It is sometimes referred to as a Special Assessment. Generally, this is collected by the Tax Collector's Office on the annual consolidated tax bill like Ad Valorem Taxes.
Non-Permanent Structure	Improvements that are easily removed by hand and are not joined together by any permanent bonding device such as nails, screws or mortar or by any other permanent bonding method.
Non-Residential Development	All development other than residential development, agriculture and silviculture.
Objective	A specific, measurable, intermediate end that is achievable and marks progress toward a goal.
Office Use	Professional, service, and governmental occupations within a building or buildings which do not generally involve the on-site sale of goods to customers.
Off-Street Parking	Parking which occurs on a lot and not on a street or other public right of way.

Open Space	Any area which does not consist of buildings, streets, right of ways, parking, or easements, and serves as a passive or active recreational area, as conservation land for important vistas and topographic features, or as pervious cover for watershed requirements. Definitions and design standards in this Ordinance categorize open space by type.
Operating Expenses	Expenditures for goods and services, which primarily benefit the current period and not defined as either personal services or capital outlays.
Operating Lease	A lease that is paid out of current operating income rather than capitalized.
Ordinance	A formal legislative enactment by the City that carries the full faith and effect of the law within the boundaries of the City unless it is in conflict with any higher form of law, such as state or federal.
Outparcel	A parcel of land associated with and located within a shopping center or multi-tenant non-residential development, which is designated on an approved site plan as a location for a structure with an intended use such as, but not limited to banks, savings and loans, dry cleaners, service stations, vehicle repair garages, offices, restaurants, retail establishments, or combination of uses thereof.
Overcrowded Household	A household containing more than one person per room.
Overlay District	A set of regulations which add an additional layer of design provisions to an underlying use district.
Park	Land which is used or intended for use for active or passive public recreation

Parking Area	All the area in square footage of land designated for the storage of cars. The parking area also includes all areas for storage and trash facilities.
Partial Evaluation and Appraisal Report	An evaluation and appraisal report which focuses on selected issues or elements that may only be submitted by a municipality with fewer than 5,000 residents or a county with fewer than 50,000 residents pursuant to a written agreement with the Department and in accordance with the requirements of Section 163.3191(12), F.S.
Pedestrian Oriented Development	Development which accommodates the needs of the pedestrian. Such development will have parking to the side or rear of a building, will mix uses and provide them in proximity to one another, will allow the pedestrian the option or choice of not having to use a car to accomplish certain trips, and will provide a variety of interesting and detailed streetscapes which balances the needs of the pedestrian and the car.
Perennial Stream or River	Steams or rivers which flow year round.
Permanent Classroom	An area within a school that provides instructional space for the maximum number of students in core-curricula courses who are assigned to a teacher, based on the constitutional amendment for class size reduction and that is not movable
Permanent Student Station	The floor area in a permanent classroom required to house a student in an instructional program, as determined by the FDOE
Permitted Uses	Uses allowed to occur by right within a designated zoning or other planning district

Persons Who Have Special Housing Needs	A persons who have incomes not exceeding moderate-income and who because of particular social economic, or health related circumstances have greater difficulty acquiring or maintaining affordable housing. Such persons may, for example, encounter resistance to their residing in particular communities, increased housing costs resulting from a unique need and high risk of institutionalization. As defined by HUD these individuals include: persons with developmental disabilities; persons with mental illness/chemical dependency; persons with AIDS and HIV disease; runaway and abandoned youth; migrant and seasonal farm-workers; refugees; elderly and disabled adults.
Pier and Pier Facility	Any structure extending into the water from the shore, whether floating or fixed.
Planning and Zoning Fees	Charges for the filing and processing of various development permits such as rezoning, zoning variances and special exemptions. Fees established by ordinance.
Plat	A map or plan of a parcel of land.
Platted	A lot surveyed and recorded at the County Clerk's office.
Policy	The way in which programs and activities are conducted to achieve an identified goal.
Program Capacity	The capacity of a school once the space needs are met for programs including, but not limited to, English Language, programs for students with disabilities and programs for gifted students have been addressed

Projected Expense	The estimated expense through the end of the current fiscal year for a respective budget line item.
Property Tax	Another term for Ad Valorem Tax. See Ad Valorem Tax.
Property taxes	An Ad Valorem Tax; a tax levied on assessed value of real & personal property within the City and not expressly exempted.
Proportionate Share Mitigation	An applicant improvement or contribution identified in a binding and enforceable agreement between the Applicant, the School Board and the Local Government with jurisdiction over the approval of site plan, subdivision plan, plat for functional equivalent provided compensation for the additional demand on public school facilities caused by the residential development of the property, as set forth is Section 163.3180(13)(e), F.S.
Proposed New Residential Development	Any application for new residential development or any amendment to a previously approved residential development which results in an increase in student impacts
Public	Anything owned or operated by the federal government, state government, or any political subdivision.
Public Access	The ability of the public to physically reach, enter or use recreation sites including beaches and shores.

Public Alley	A public way permanently reserved as a secondary means of access to abutting property.
Public Recreation Sites	Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.
Public Safety Station	Police, fire and rescue stations
Public Street	Any public right of way used for vehicular traffic that is permanently maintained by the City or State of Florida and is open to all traffic.
Public Transit	Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.
Public Utilities	Above ground or underground publicly licensed utilities including water, sanitary sewer collection and distribution line, natural gas, cable television, stormwater drainage, or electrical services and any associated structures such as pumping stations, treatment plants, transformer stations.
Punta Gorda Housing Authority (PFHA)	A public body corporate and politic established pursuant to State law; it is not a Federal agency. PGHA has a contractual relationship with HUD to implement programs established by Congress according to federal laws and regulations. The Federal government, through its annual budget process, provides funds to operate these programs.
Realia	Objects or activities used to relate classroom teaching to the real life especially of peoples studied.

Recreation	The pursuit of leisure time activities occurring in an indoor or outdoor setting.
Recreational Facilities	An area of land or combination of land and water resources for public use that is developed for active and/or passive recreational pursuits with various manmade features that accommodate such activities. Such areas shall be designed in the form of playgrounds, parks, squares, greenbelts, and parkways. They shall be designed to serve the immediate neighborhood in which they are located, or can be regional in scope, serving several neighborhoods.
Recreational Uses	Activities within areas where recreation occurs
Regional Park	A park which is designed to serve two or more communities.
Relocation Housing	Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced.
Remote Docking Facilities	A dock or multiple docks where no principal use exists on the upland property directly adjoining the facility or the adjacent property does not meet the minimum development standards contained in these regulations for development. Remote docking shall also include the anchoring or docking of any live aboard boat in the MP district
Reserves	A portion of the fund balance legally segregated for specific purpose
Resident Population	Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Residential Development	Buildings for residential use such as attached and detached single-family dwellings, apartment buildings, condominiums, townhouses, cottages, etc. and their associated outbuildings such as garages, storage buildings, gazebos, etc. Residential development includes group homes and family care homes.
Residential Uses	Activities within land areas used predominantly for housing.
Retention [Detention] Basin	Engineered facilities for storing or detaining rain water runoff from a site. Retention delays the flow off a site to prevent flooding. Detention stores water on a site to allow time for pollutants precipitate out of the runoff. This cleans the water before it is allowed to flow to nearby surface waters.
Revenue	Additions to assets which do not increase any liability or represent the recovery of expenditure; do not represent the cancellation of certain liabilities or decreases in assets; and do not represent contributions of fund capital in enterprise and internal service funds.
Revenue Financing	Debt issued that is backed by a specific user fee revenue source (non ad-valorem)
Rezoning	Rezoning is an ordinance amendment processed whereby a property owner petitions to change the zoning classification of his property on the zoning map, or an ordinance changing the requirements for a particular zoning classification, thereby affecting all properties so designated on the zoning map
Right-of-way	Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.
Rookery	A colony of breeding animals

School	A public or private institution for education or learning including athletic or recreational facilities, which does not include lodging.
School Board	The governing body of the School District, a political subdivision of the State of Florida and a body corporate pursuant to Section 1001.40, F.S.
School Board 5-Year District Facilities Work Program	School Board's annual comprehensive capital planning document, that includes long range planning for facility needs over a five-year, ten-year and twenty-year planning horizon. The adopted School Board's Five-Year Work Program and Capital Budget as authorized by Section 1013.35, F.S.
School Capacity Availability Determination Letter (SCADL)	Based upon a School Impact Analysis (SIA), a letter prepared by School Board staff, identifying if school capacity is available to serve a residential project, if capacity exist for each school type, and whether the proposed development is conceptually approved or vested
School District of Charlotte County	The School District created and existing present to Section 4, Article IX of the State of Florida Constitution
School Impact Analysis (SIA)	A detailed report which evaluates a development plan for a proposed residential development and identifies the anticipated student impact from the development of the level of service standard within the Concurrency Service Area for each school type
Seasonal Population	Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.
Services	The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law.

Severely Cost Burdened	A household that pays more than 50% of their gross income towards housing, including utility costs
Shall	Used to indicate a mandatory action.
Should	Used to indicate an action which is strongly advised.
Significant Vegetation	A large canopy tree over 18 inches in diameter at breast height which displays a root zone, canopy, and structure characteristic of the particular species and is in good health and vigor.
Single Family Residential	Any development where: no building contains more than one dwelling unit, every dwelling unit is on a separate lot, and where no lot contains more than one dwelling unit [exception: rental studios and apartments]. Such uses include family care homes and group homes as defined in this chapter.
SLOSH	A computerized numerical model developed by the National Weather Service (NWS) to estimate storm surge heights resulting from historical, hypothetical, or predicted hurricanes by taking into account the atmospheric pressure, size, forward speed, and track data. These parameters are used to create a model of the wind field which drives the storm surge.
Small Family Household	A non-elderly family household with two to four members.
Solid Waste	Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

Solid Waste Facilities	Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.
Special Assessment	Another name for Non-Ad Valorem Assessment.
Special Revenue Funds	To account for revenues derived from specific sources which are restricted by law or policy to finance specific activities.
Special Surface Water Protection Overlay District (SSWPOD)	The SSWPOD covers Punta Gorda's Shell Creek and Prairie Creek watershed in unincorporated Charlotte County. This is by interlocal agreement with Charlotte county, and it protects the area from development activities that could potentially threaten the City's water supply. The City's
Standard	Structures which are sound, usually new or well preserved, requiring only minor repairs or periodic maintenance are classified standard.
State Housing Initiative Partnership	A program created through the William E. Sadowski Affordable Housing Act 1992 which allows for a minimum amount of money each year to be used at the discretion of the governing body for affordable housing. The County oversees the distribution of these funds.
Statute	A written law enacted by a duly organized and constituted legislative body.
Storm Water Runoff	Rain which falls onto impervious surfaces and is not absorbed into the ground immediately. Storm water runoff carries pollutants off of paved surfaces into streams and rivers, and causes flooding by speeding up the rate of water flow into streams and rivers.

Stormwater	The flow of water which results from a rainfall event.
Stormwater Drainage Facilities	The system of inlets, pipes, channels, ditches and catch basin used to collect and transport stormwater.
Stormwater Facilities	Manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.
Street	A dedicated and accepted public right-of-way for vehicular traffic. The dedication of half streets at the perimeter of a new subdivision is prohibited. If circumstances render this impracticable, adequate provision for the concurrent dedication on the remaining half of the street must be furnished by the subdivider. Where there may exist a half street in an adjoining subdivision, the remaining half shall be provided by the proposed development.
Structure	Anything constructed or erected, including but not limited to buildings, which requires location on the land or attachment to something having permanent location on the land.
Student Generation Rate (SGR)	A rate used to calculate the number of students by school type (elementary, middle, height) and housing type (single-family, multi-family, etc.) that can be anticipated from a new residential development
Subdivision	All divisions of a tract or parcel of land into 3 or more lots, building sites, or other divisions for the purpose of sale or building development and shall include all division of land involving the dedication of a new street or a change in existing streets.

Sub-Standard	Structures which need extensive repairs to be made suitable for habitation.
Suburban Sprawl	The name given to development designed according to segregated use zoning standards, and auto dependent criteria concerning access and parking. The resultant development provides for a low density landscape of independently designed uses connected by a system of hierarchical streets which do not provide through access. A majority of the land in this model is relegated to street and parking surfaces, and although the building density and population may be low, the amount of usable open space is minimal to none, and traffic congestion is common.
Sufficiency Review	Department review of an adopted evaluation and appraisal report to determine whether it has been submitted in a timely fashion and whether it contains components in accordance with the prescribed criteria in Section 163.3191, F.S., and this rule chapter.
Suitability	The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.
Supplemental Requests	Budget requests by Departments for new positions, new equipment, and/or program expansions.
Support Documents	Any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan.
Sustainable	The ability to accommodate and maintain population growth and economic expansion through efficient use of municipal infrastructure and services.

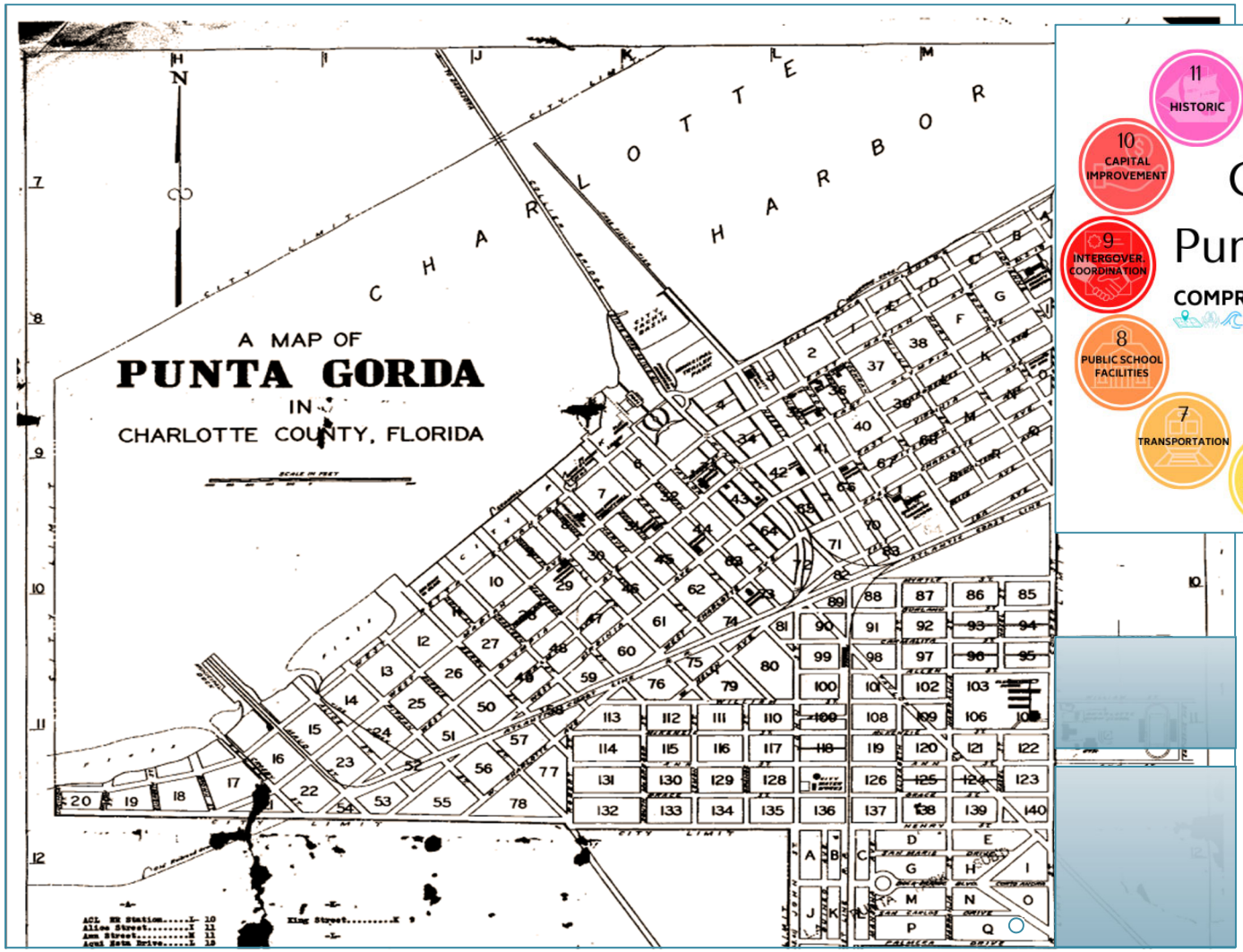
Tax Increment Financing	Known as a TIF, it is a tool used for redevelopment and community improvement projects; often used as a financing mechanism for municipalities.
Taxable Valuation	The value used for computing the ad valorem taxes levied against property. The taxable value is the assessed value less any exemptions allowed by law. The most common exemption is the $25,000 homestead exemption allowed, if the owner uses the property as the principal residence.
Taxes	Compulsory charges levied by a government for the purpose of financing services performed for the common benefit. This term does not include specific charges made against particular persons or property for current or permanent benefits, such as special assessments. Neither does the term include charges for services rendered only to those paying such charges as for example, sewer service charges.
Temporary Classroom	A movable classroom facility, not considered permanent capacity by the School Board, including but not limited to portable classrooms
The Local Planning Agency (LPA)	The Local Planning Agency is a body required by Chapter 163.F.S. to be designated by the local government to oversee the comprehensive plan process and make recommendations to the governing body. In Punta Gorda, as in most communities, the Planning Commission serves this function.
The Metropolitan Statistical Area (MSA)	The Metropolitan Statistical Area is a census-defined area for cities and their surrounding urbanized area. A variety of data is reported at the MSA level. Punta Gorda's MSA includes all of Charlotte County.
The State Housing Initiative Program (SHIP)	Administered by the Florida Housing Agency, as part of Department of Economic Opportunity (DEO), and subsidizes in various ways housing that is affordable to low-and moderate-income persons
Tiered Level of Service	A graduated level of service by school type, used over time to achieve an adequate and desirable level of service at the end of a specified period of time, as permitted by the Florida Statutes

Trabue Woods Economic Development Corporation (TWECDC)	A group composed of local community activists that are committed to revitalizing the historic Trabue Woods Neighborhood.
Trabue Woods Initiative	A grassroots collaboration that is proposing to refocus area efforts to form a community wide association.
Tract	All contiguous land and water bodies under single or diverse ownership being developed as a unit consisting of one or more parcels or lots.
Traditional Neighborhood	A Traditional Neighborhood incorporates the best in design principles to produce compact, mixed use, pedestrian scaled, sustainable communities
Transfer of Development Rights	A governmentally recognized right to use or develop land at a certain density, or intensity, or for a particular purpose, which is severed from the realty and placed on some other property.
Urban Area	An area of or for development characterized by social, economic and institutional activities which are predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting which typically includes residential and nonresidential development uses other than those which are characteristic of rural areas.
Urban Sprawl	Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

User Fee	Charges for specific services assessed only to those using such services.
Utility funds	Funds established for financing utility facilities.
Utility Impact Fees	Fees paid when new development is projected to impact the City services and infrastructure. The revenues are used for capital improvements made to the required utilities.
Utilization	A ration showing the comparison of the total number of students for each school type enrolled to the overall capacity of a public school facility within a Concurrency Service Area (CSA)
Vocational School	A secondary or higher educational facility primarily teaching usable skills that prepare students for jobs in a trade and meeting the state requirements as a vocational facility.
Walk	A narrow strip of concrete, or other approved materials not to exceed 5 feet in width and extending from the rear property line to the rear of the required yard and used only for the purpose of getting from one point to another by a "direct" method.
Warehouse or Distribution	The operation of a facility for the principal use of storing of goods, materials, trailers, cars not currently for sale, or boats or for the distribution of goods and materials to another location. This shall include structures or buildings associated with the operation of such principal use but does not include manufacturing, or industrial incidental storage of raw materials used by the business on-site or finished product of the business made on-site.

Waterfront Lot	A lot which abuts a water body.
Wetlands	Areas defined as wetlands under the jurisdiction of the US Army Corps of Engineers and subject to State and Federal regulation and protection. Wetlands, generally include, swamps, marshes, bogs, and similar areas characterized by alluvial soils, vegetation or groundwater saturation.
Zoning District	See District

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Comprehensive Plan Maps

City of Punta Gorda Comprehensive Plan 2045

Ordinance 2013-2024

February 7, 2024

City of Punta Gorda Comprehensive Plan Map Series

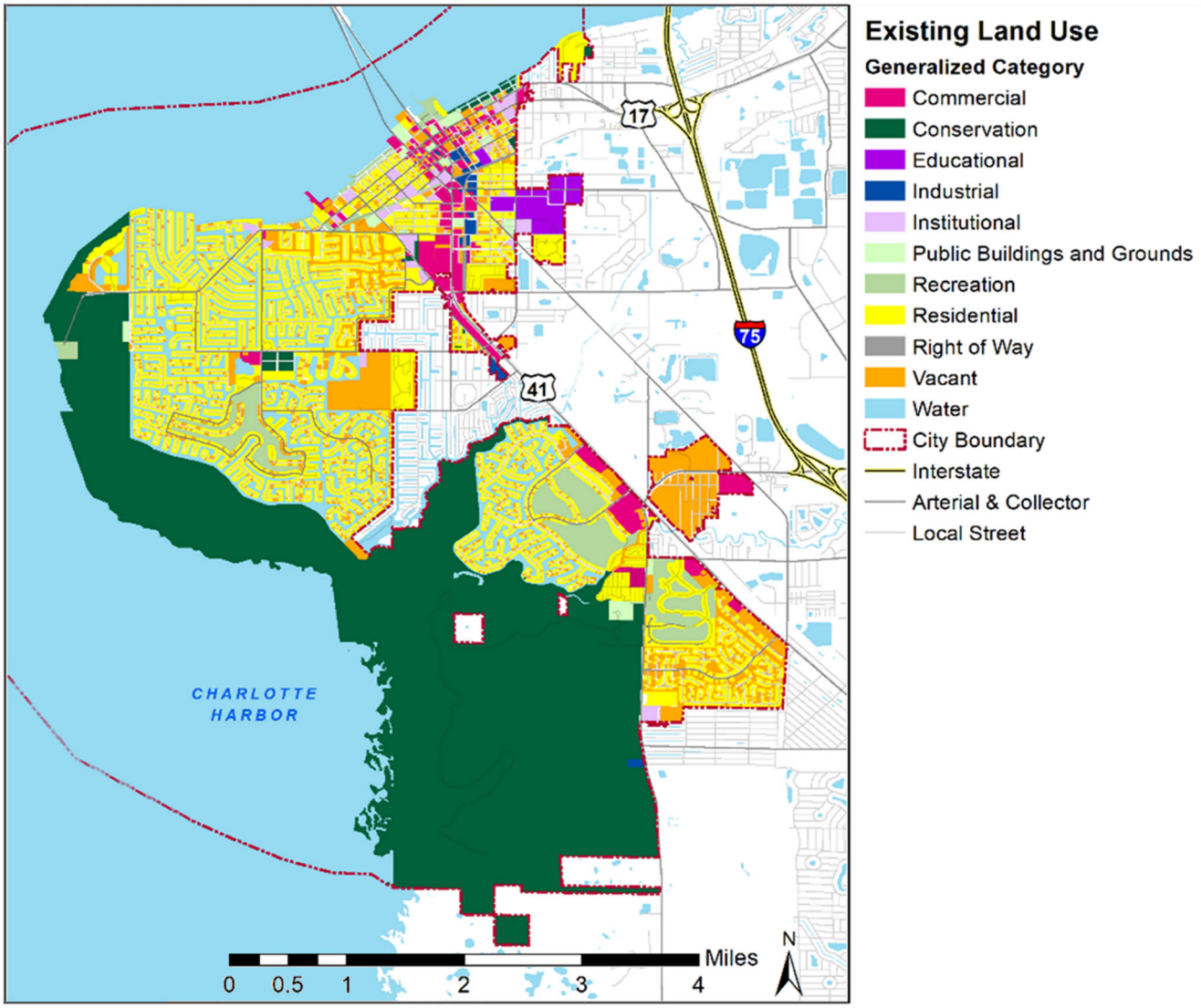
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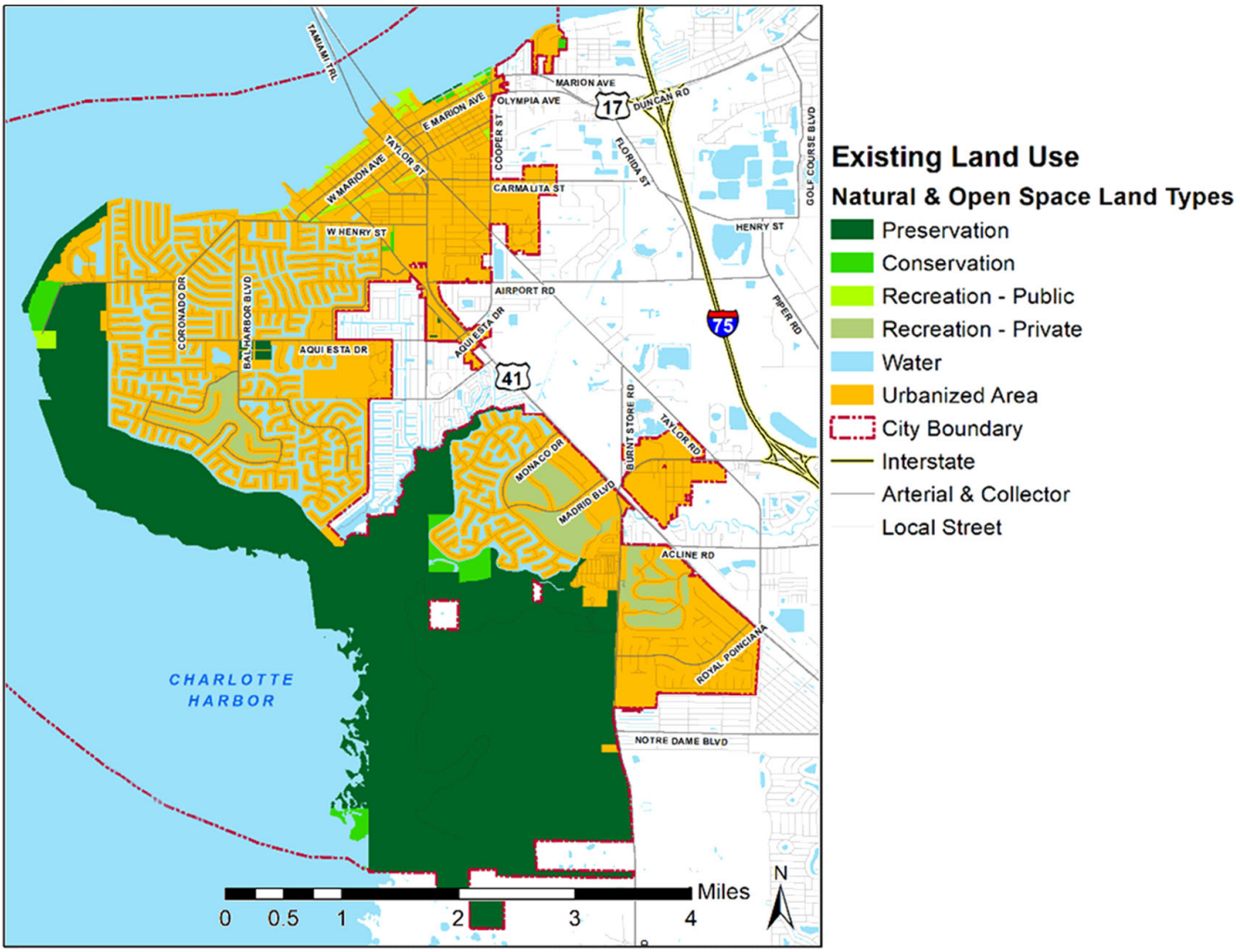
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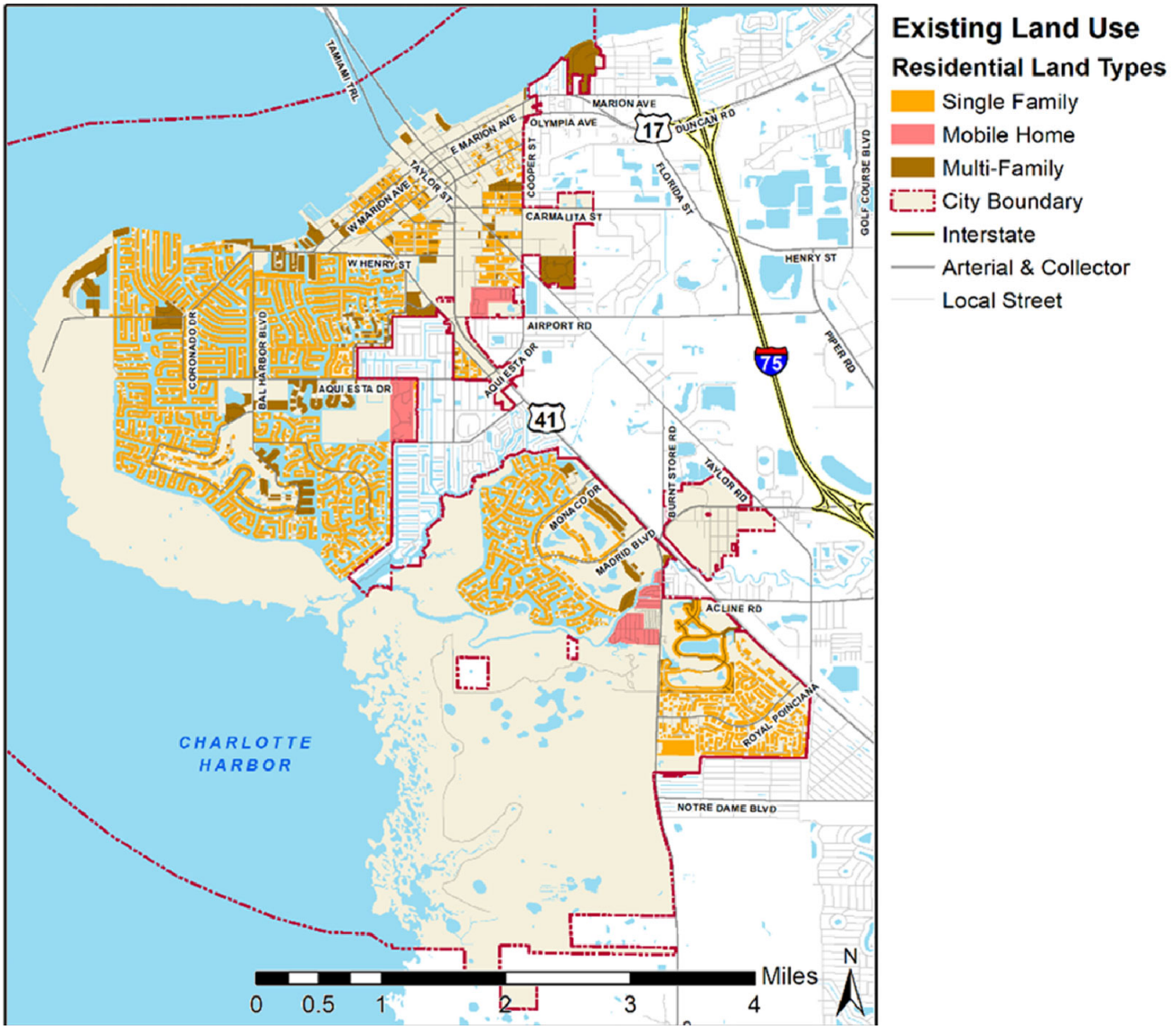
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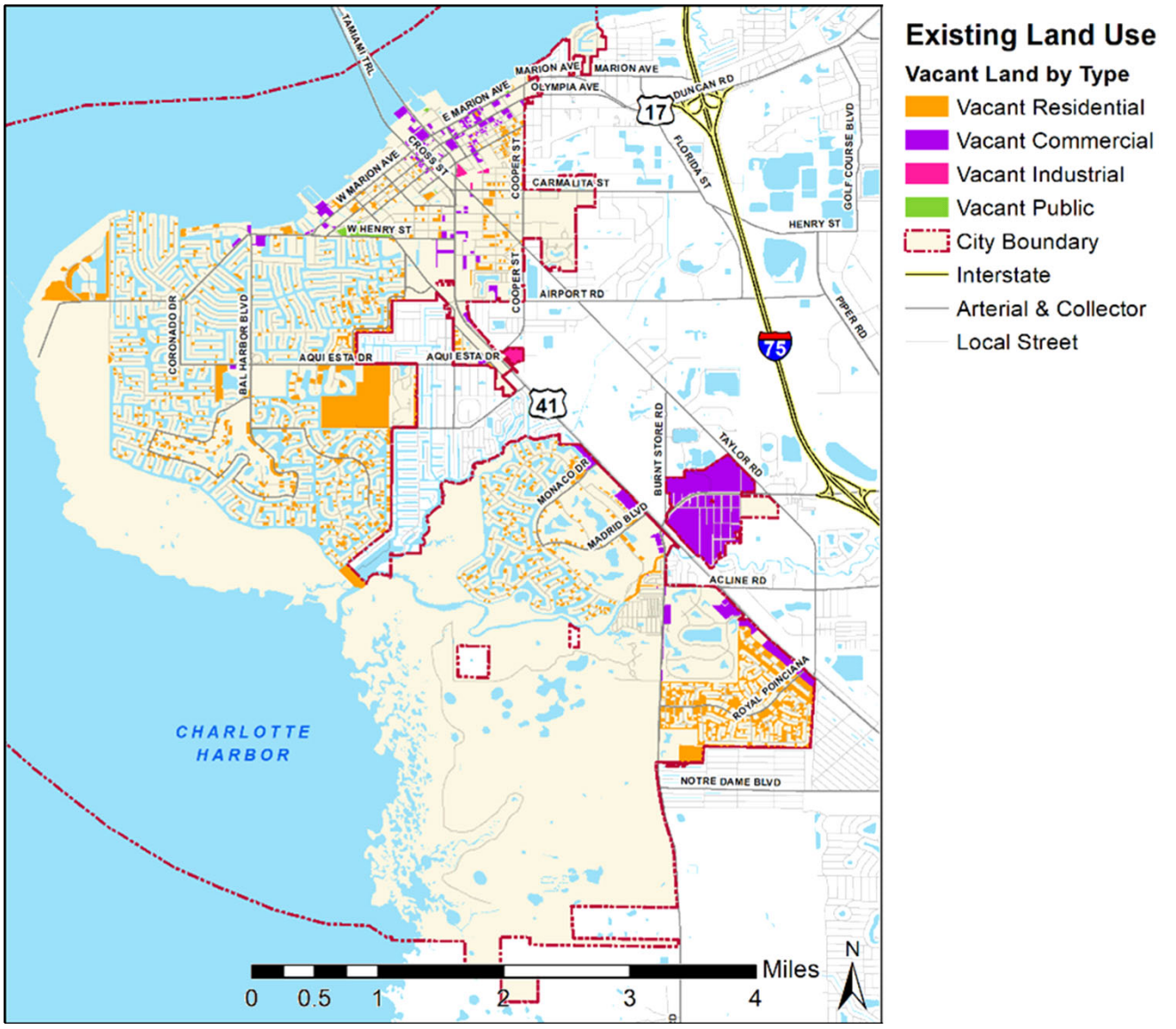
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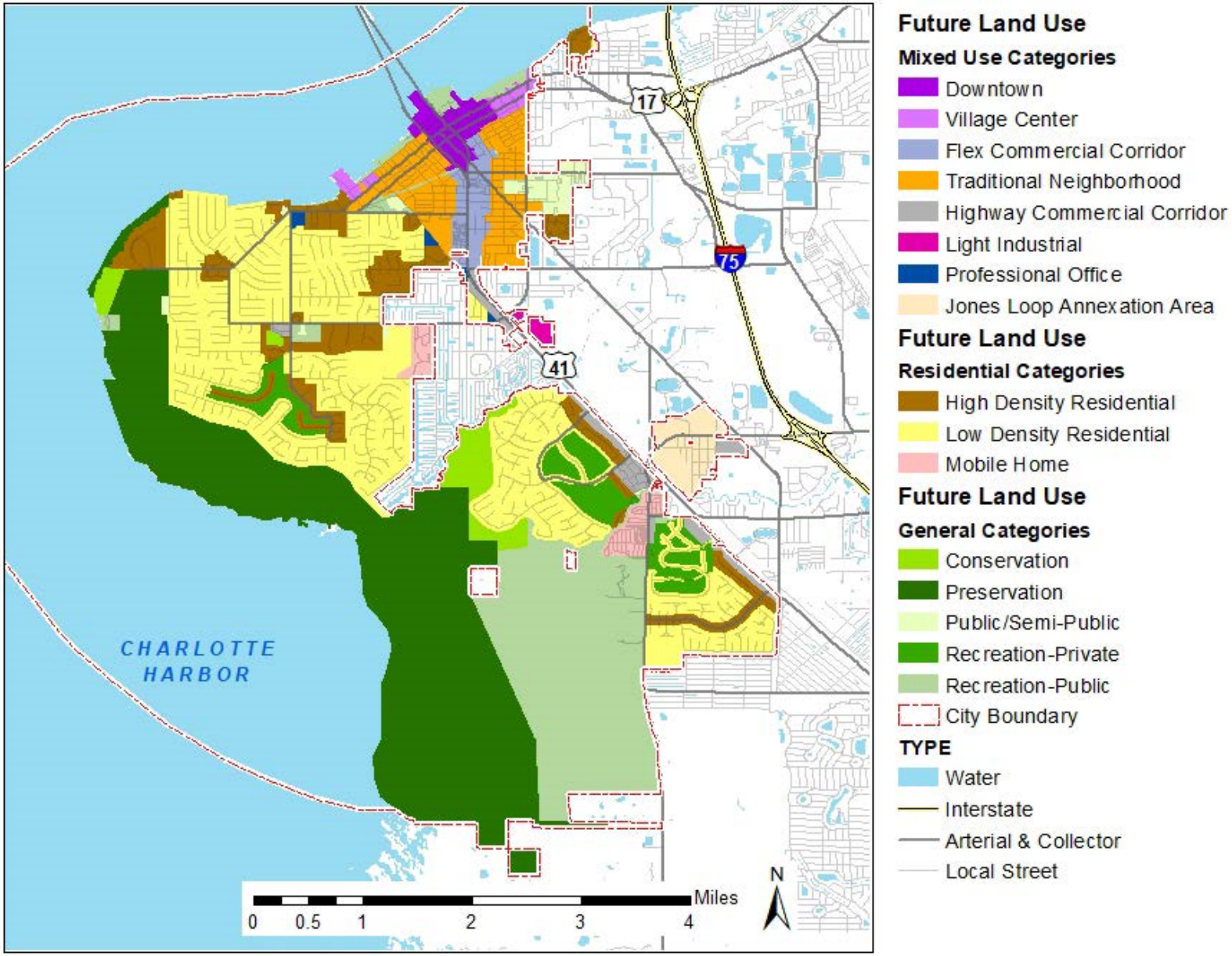
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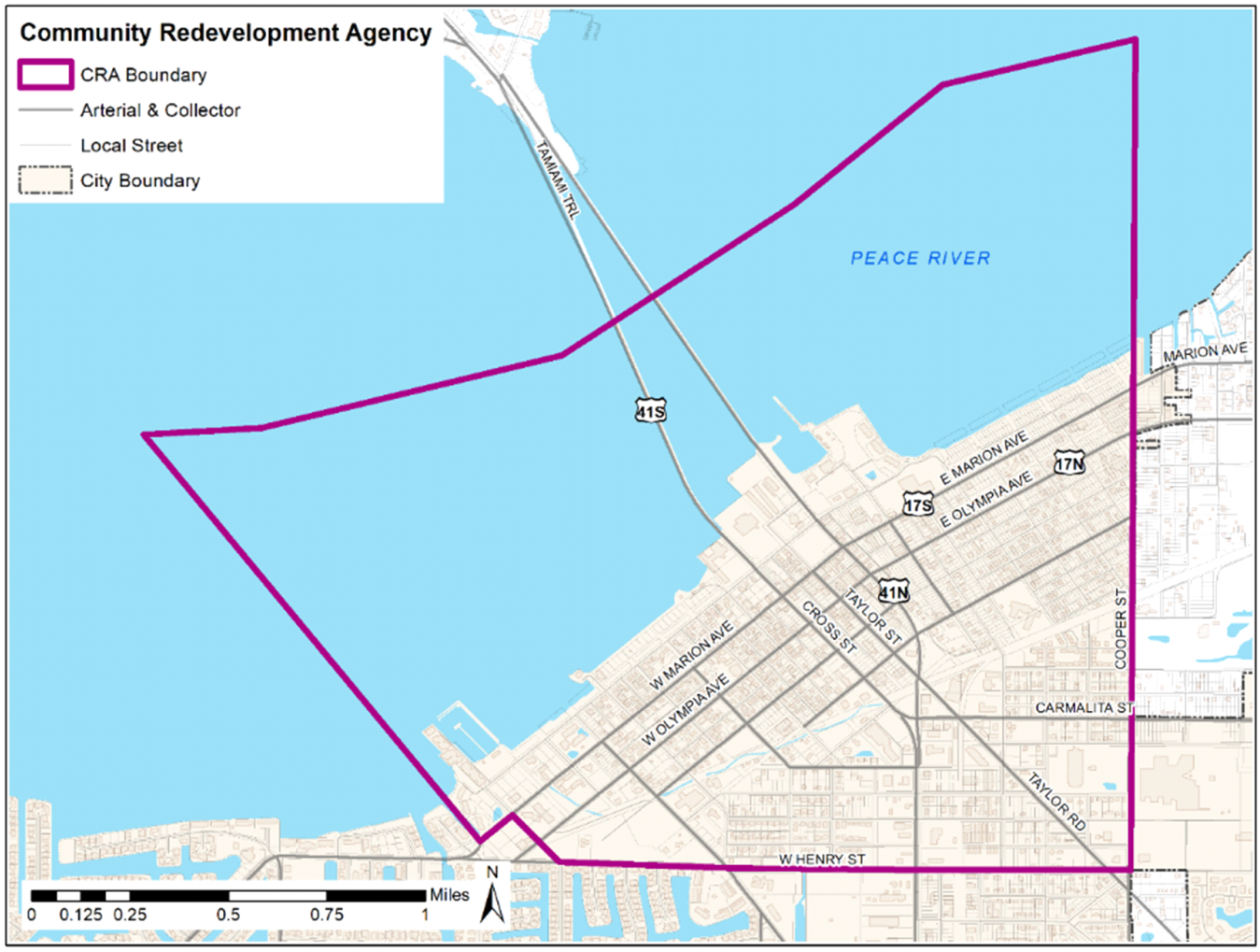
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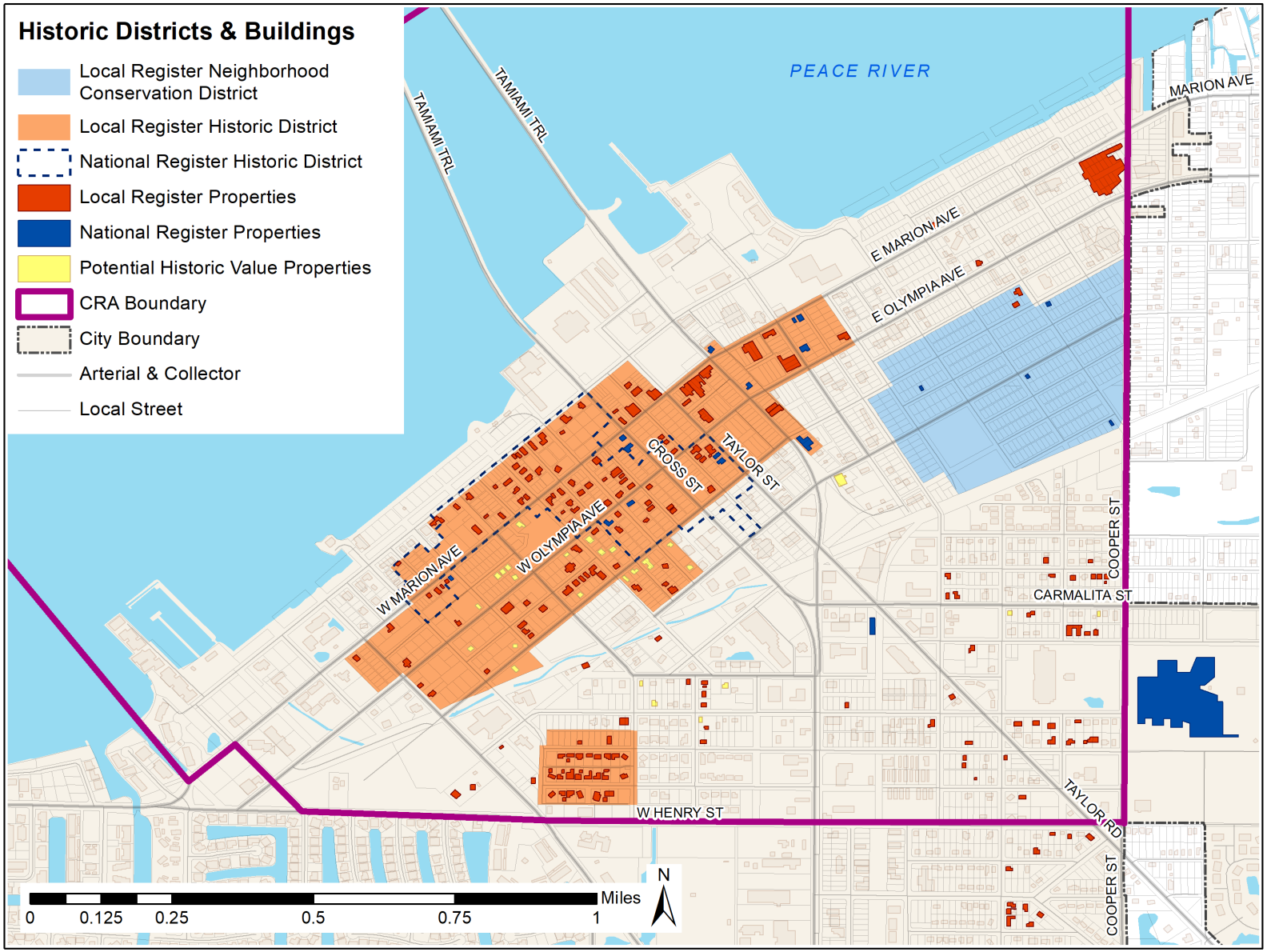
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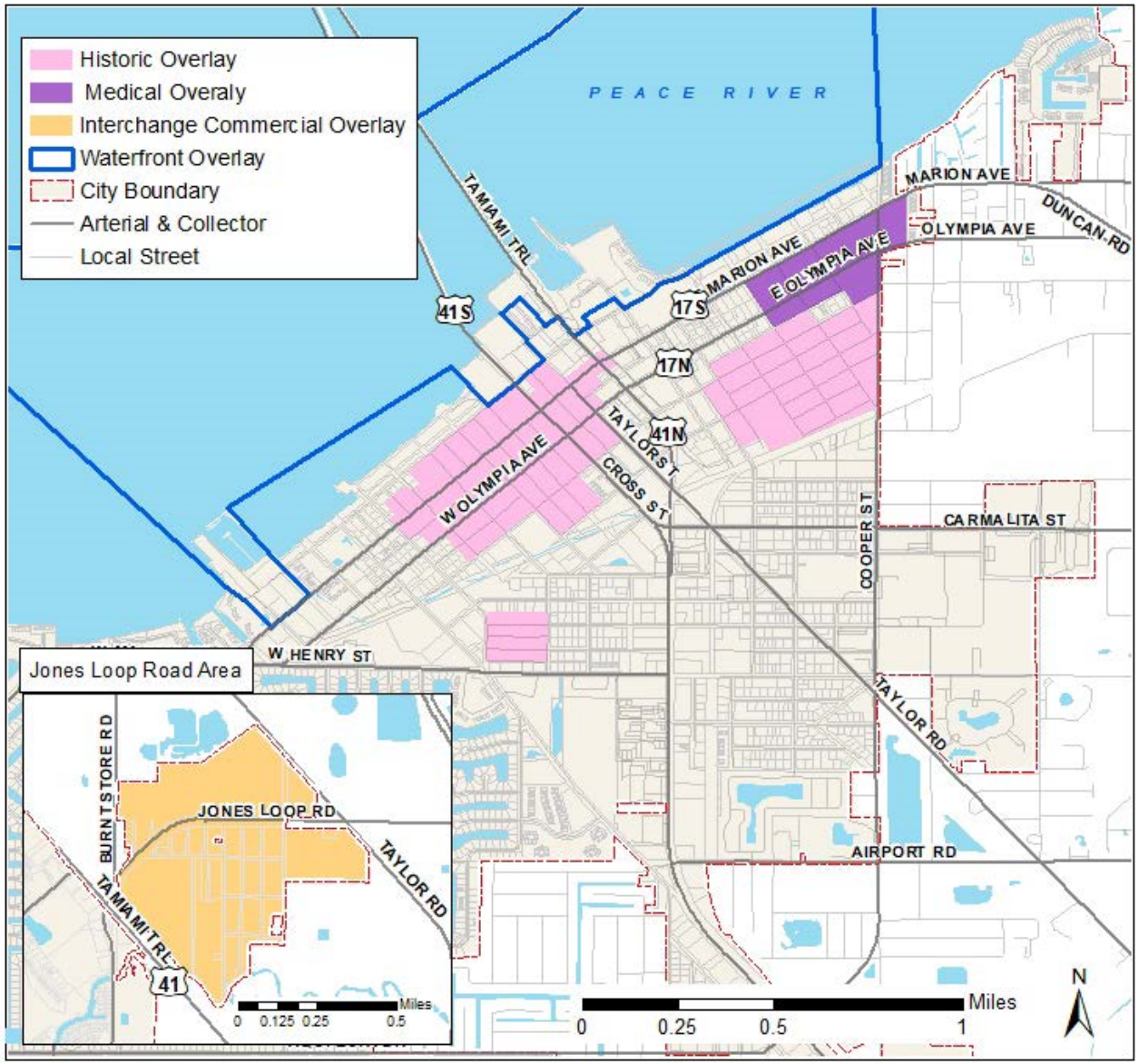
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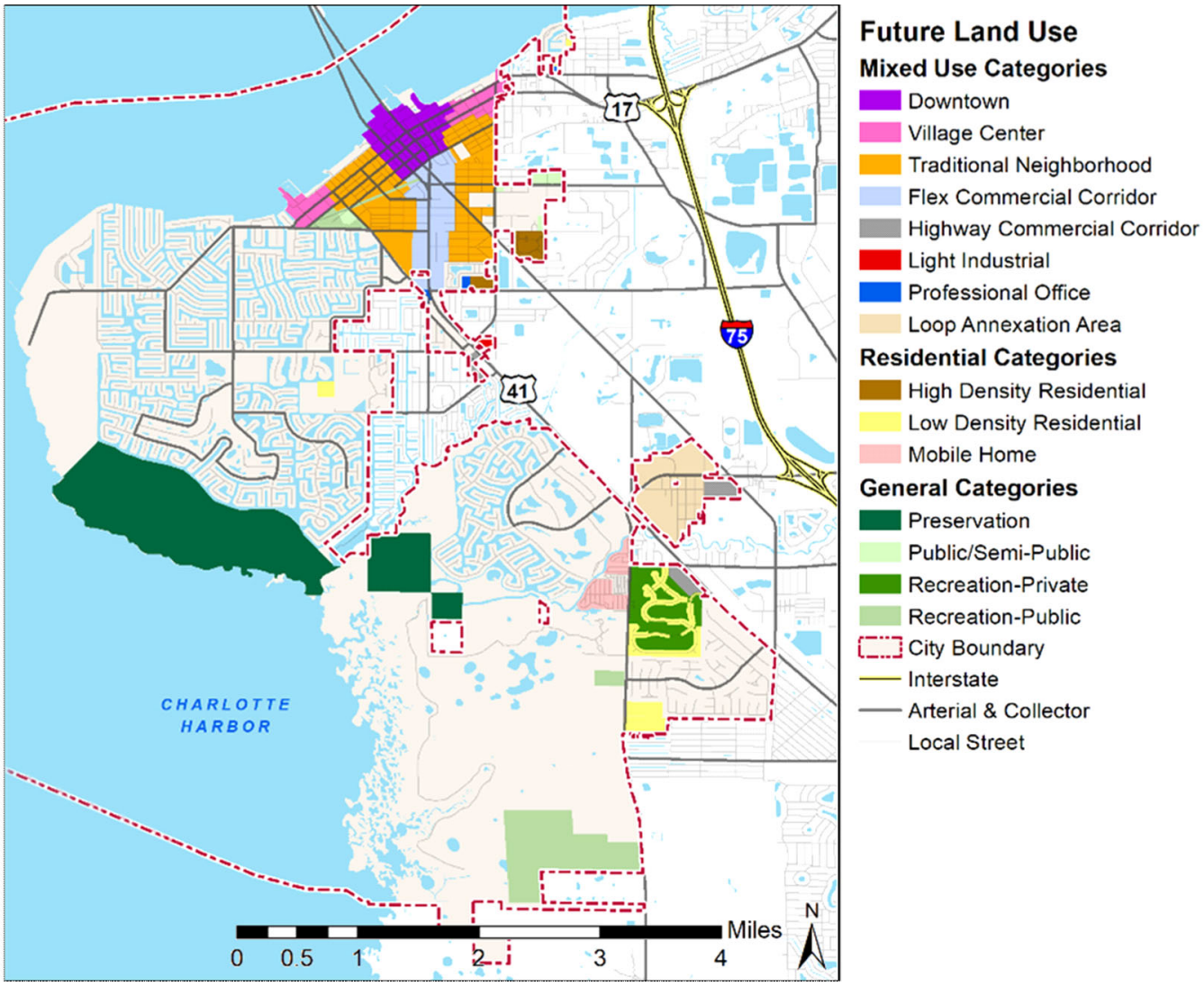
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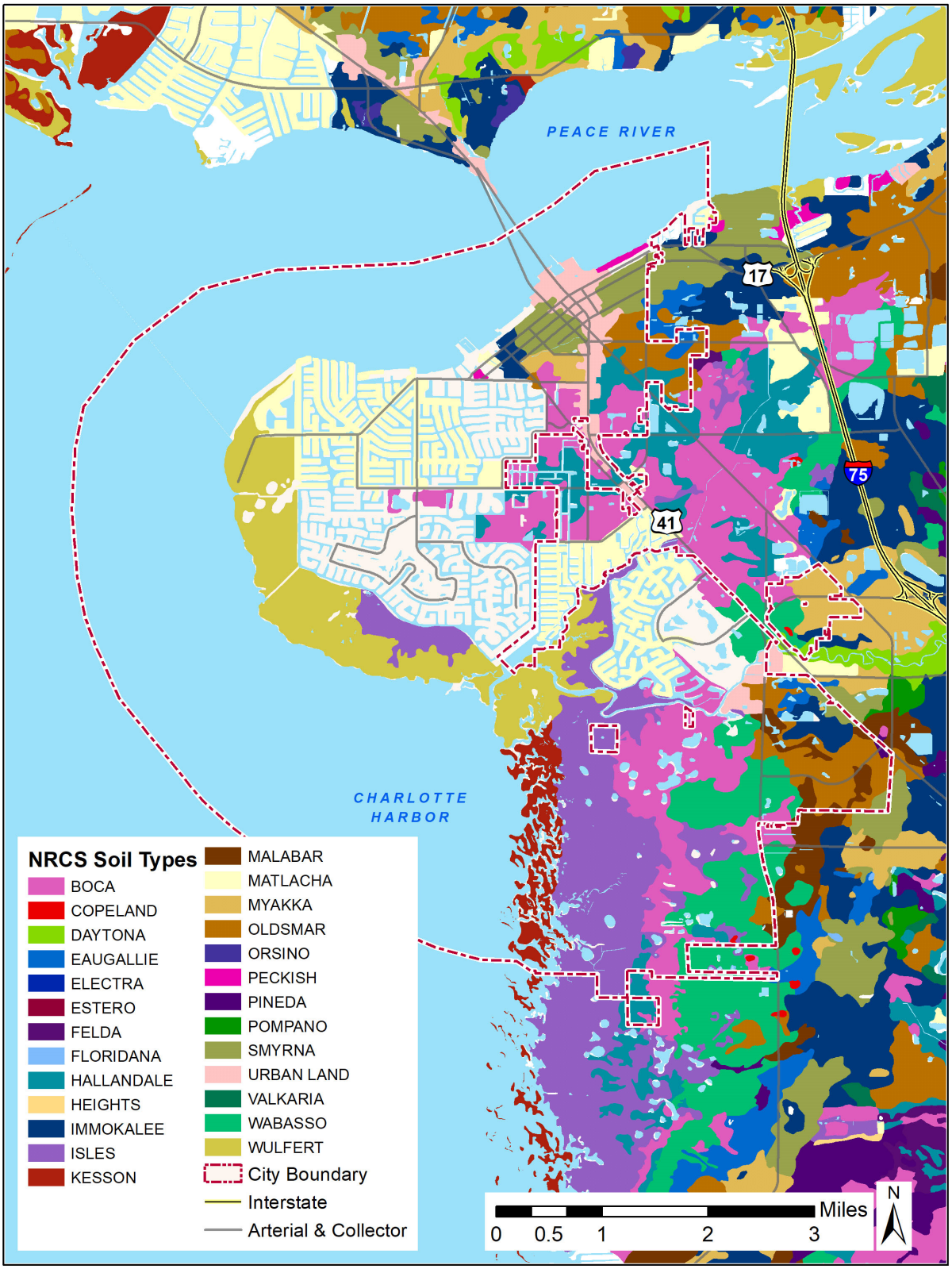
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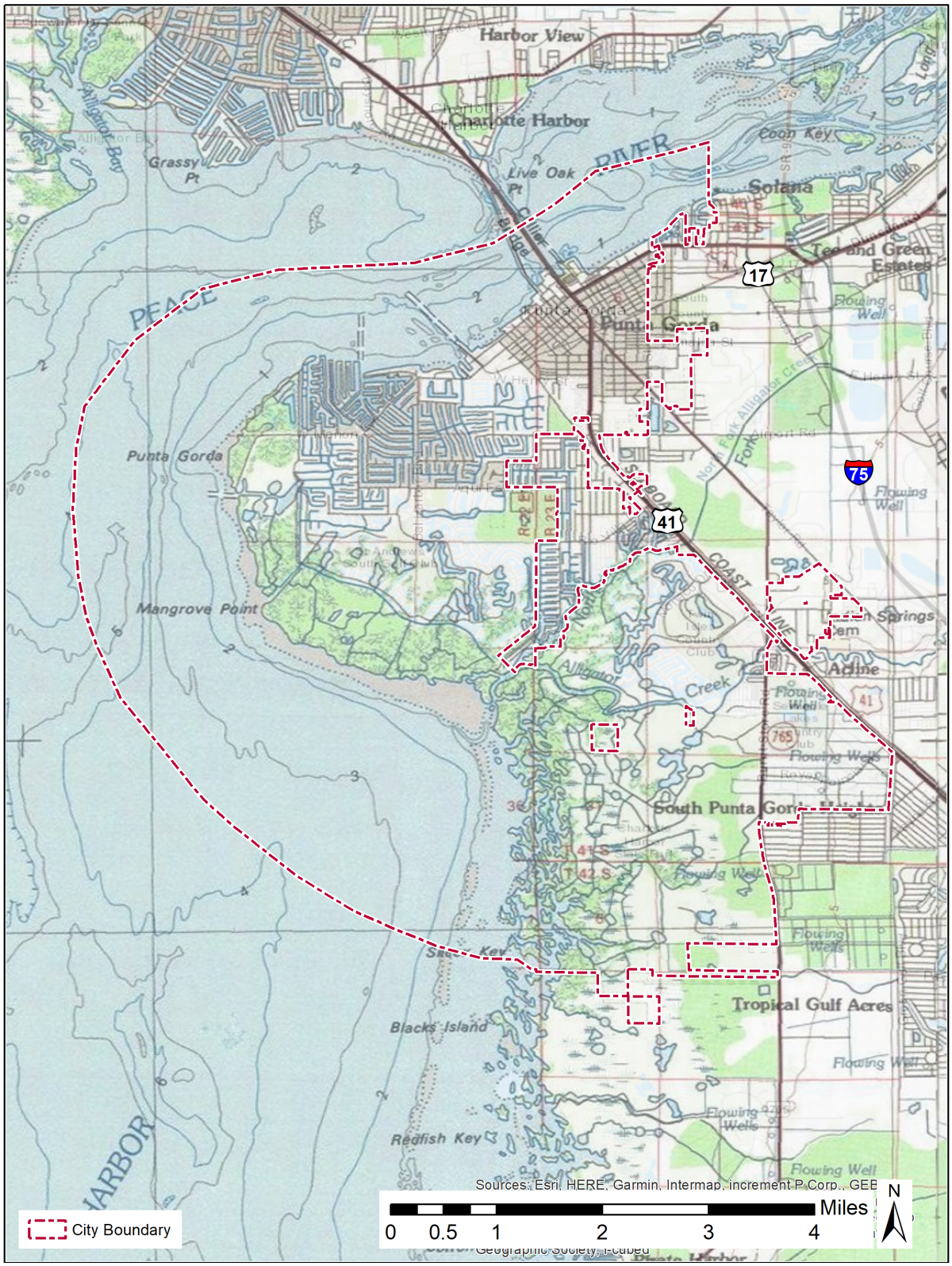
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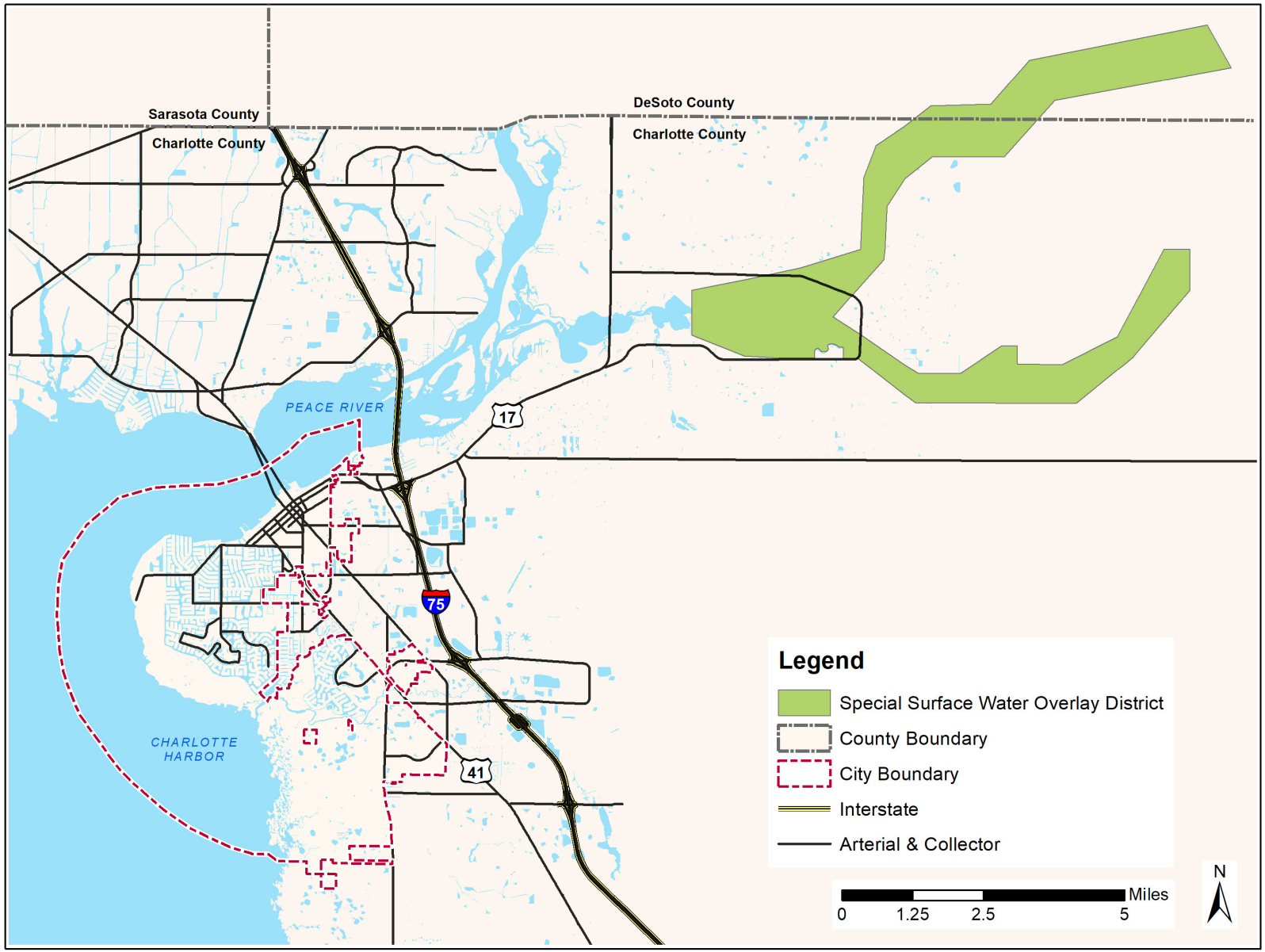
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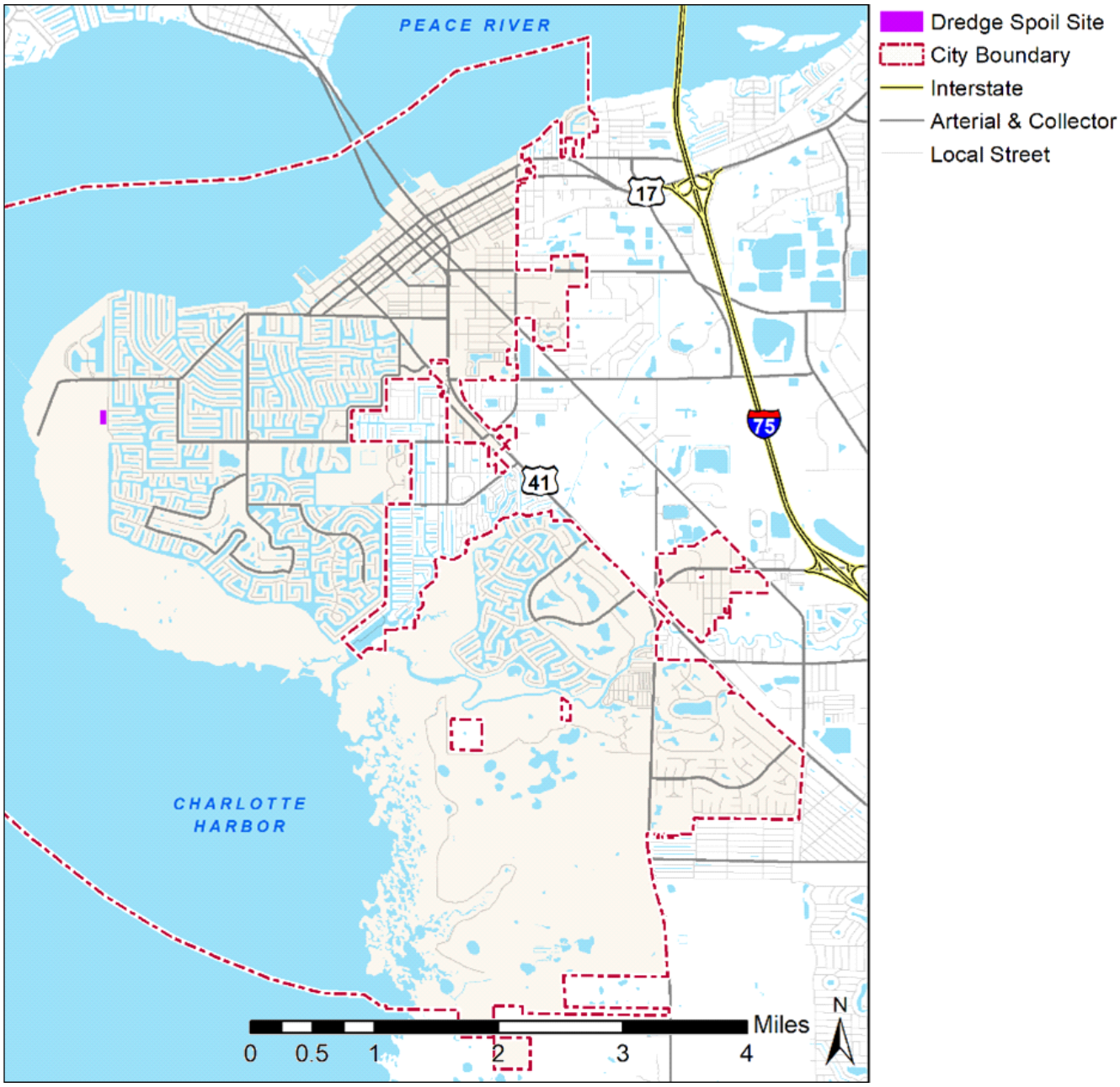
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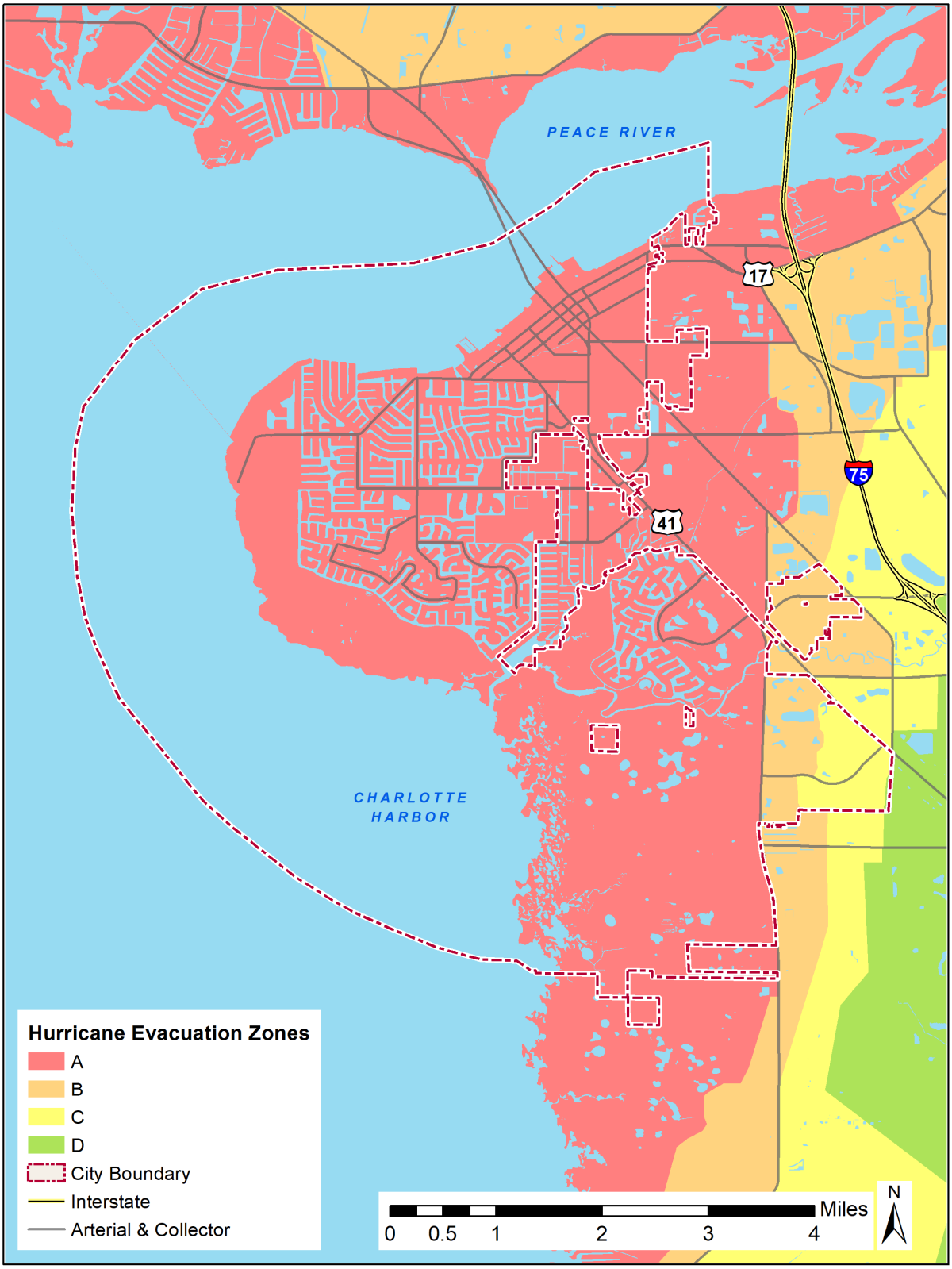
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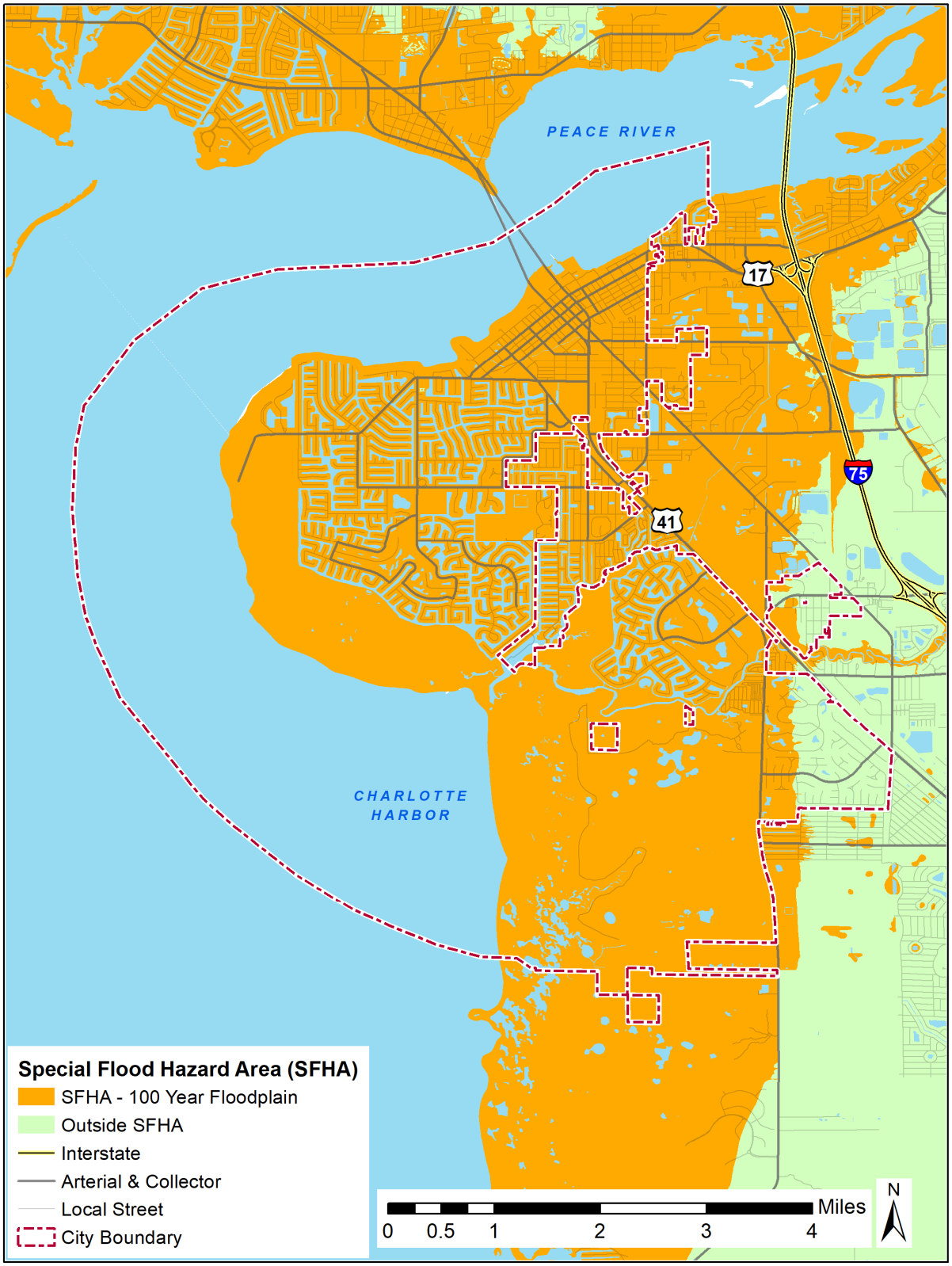
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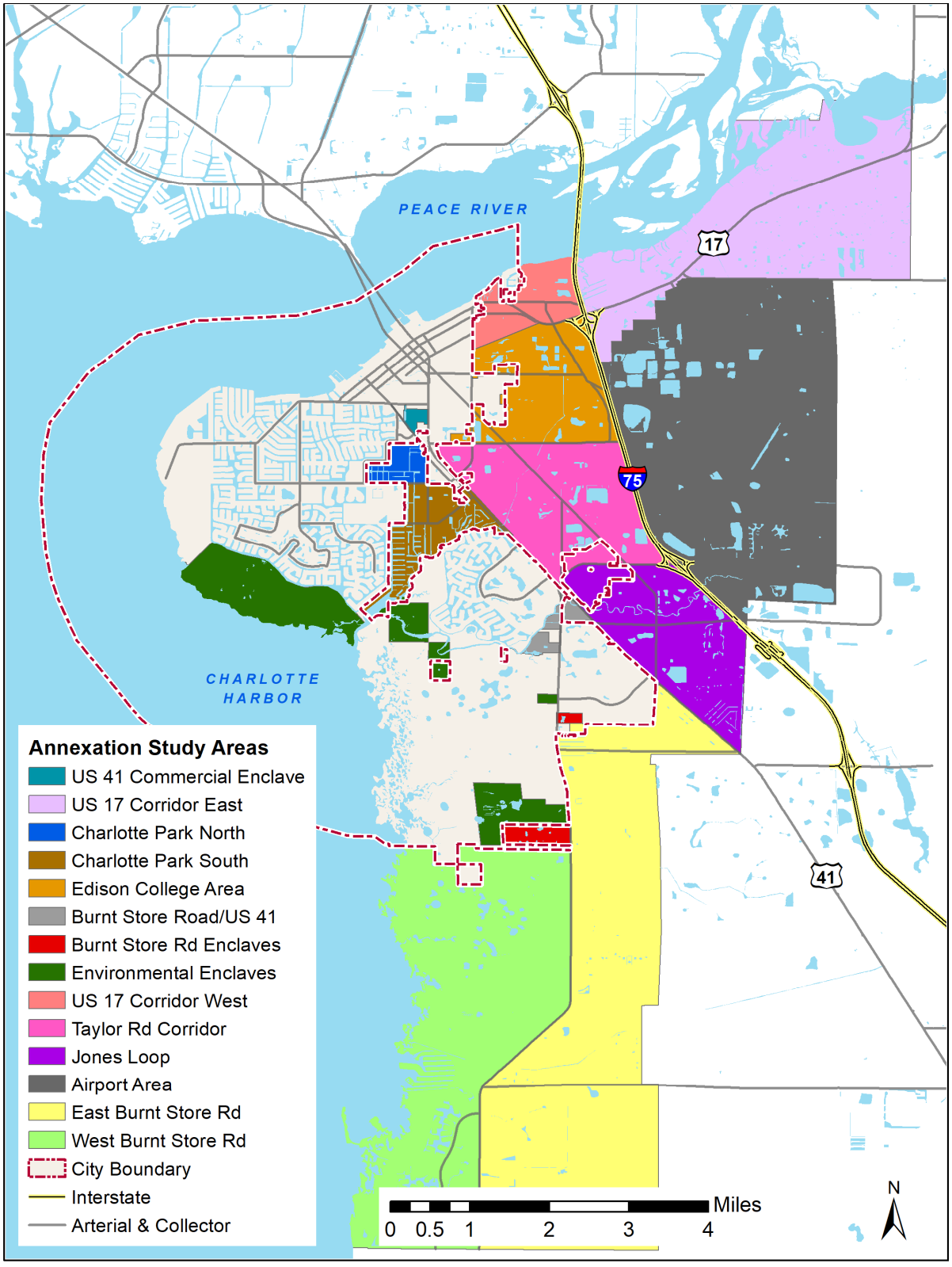
Map #14 – Coastal High Hazard Areas (CCHA)



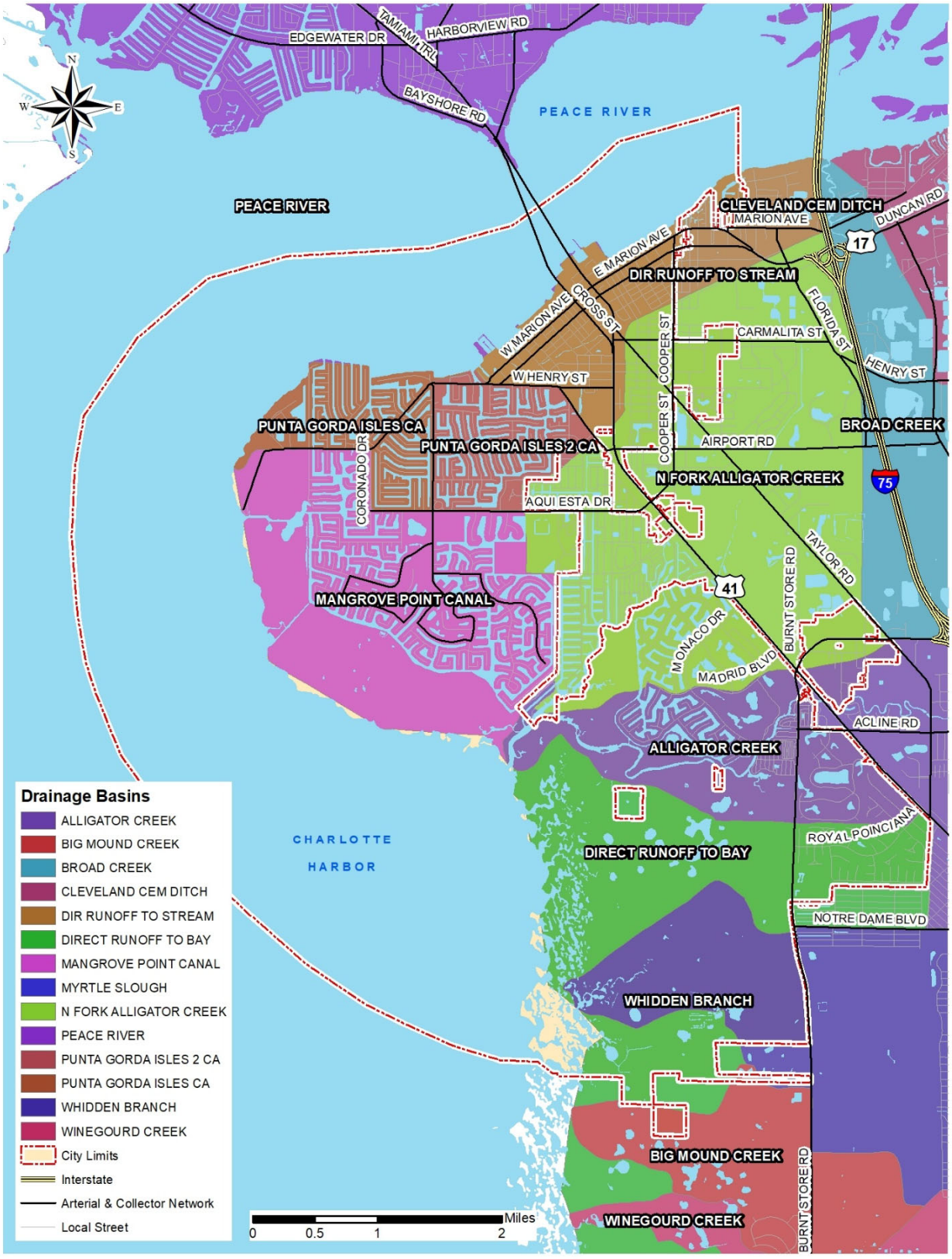
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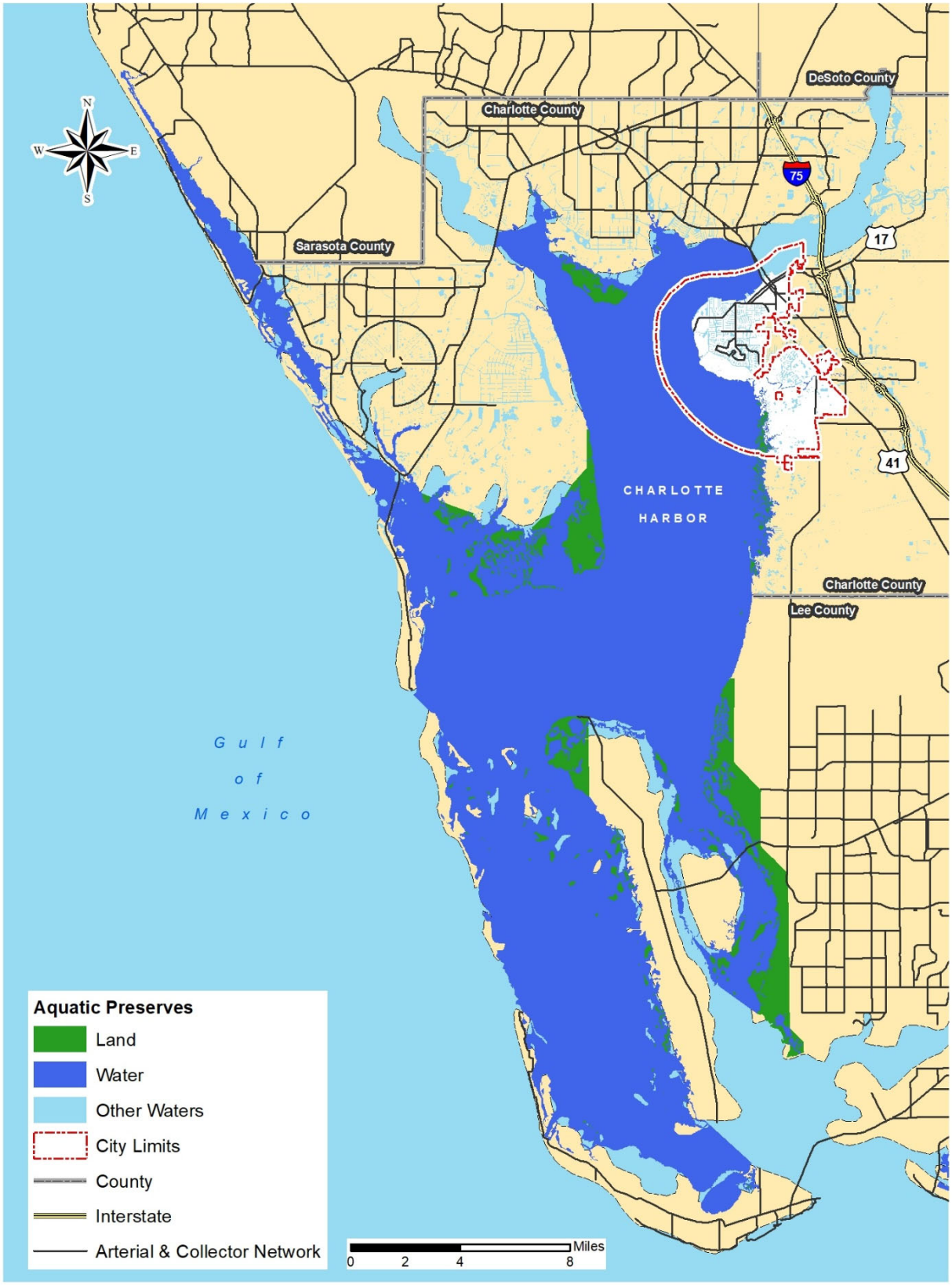
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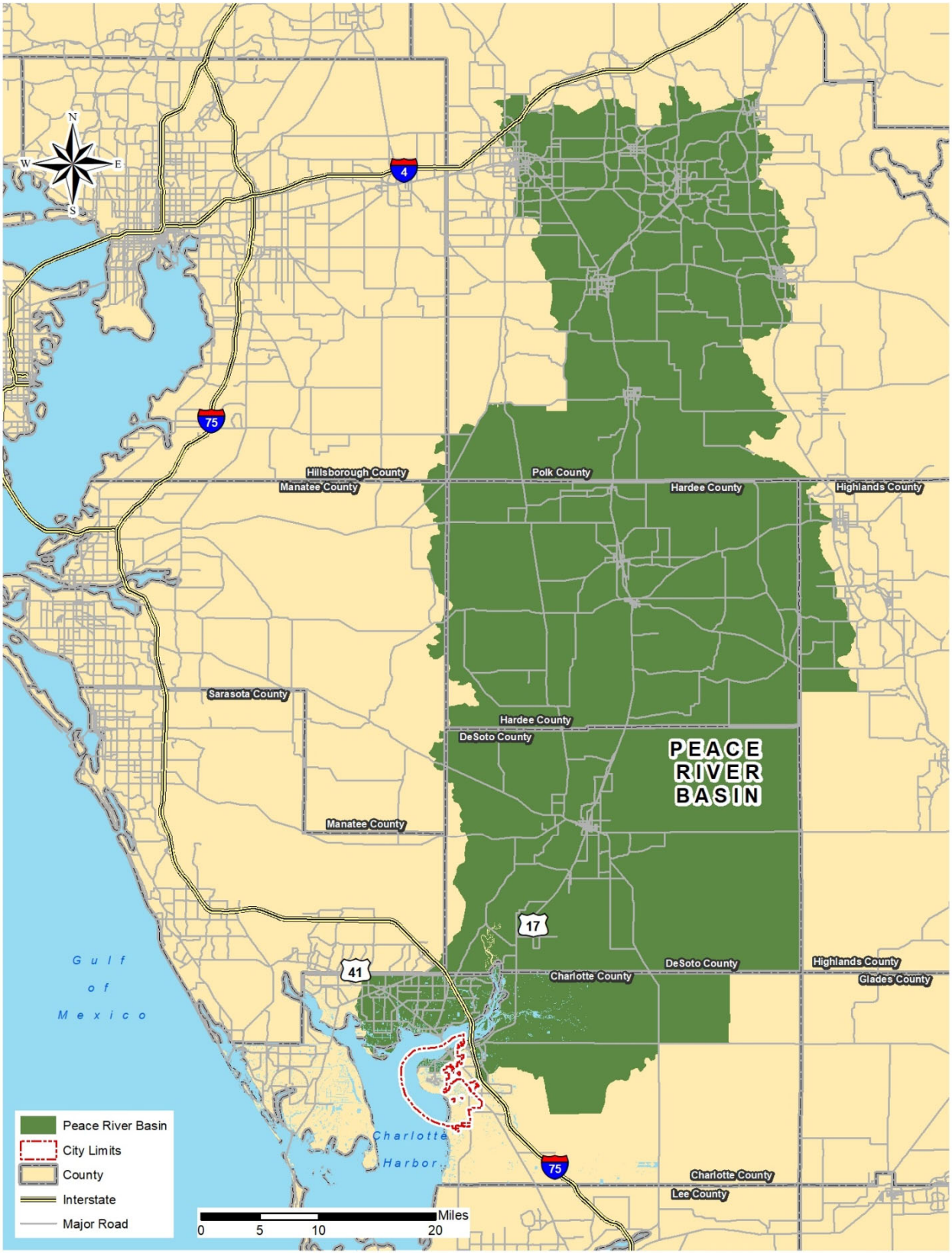
Map #18 – City of Punta Gorda Drainage Basins



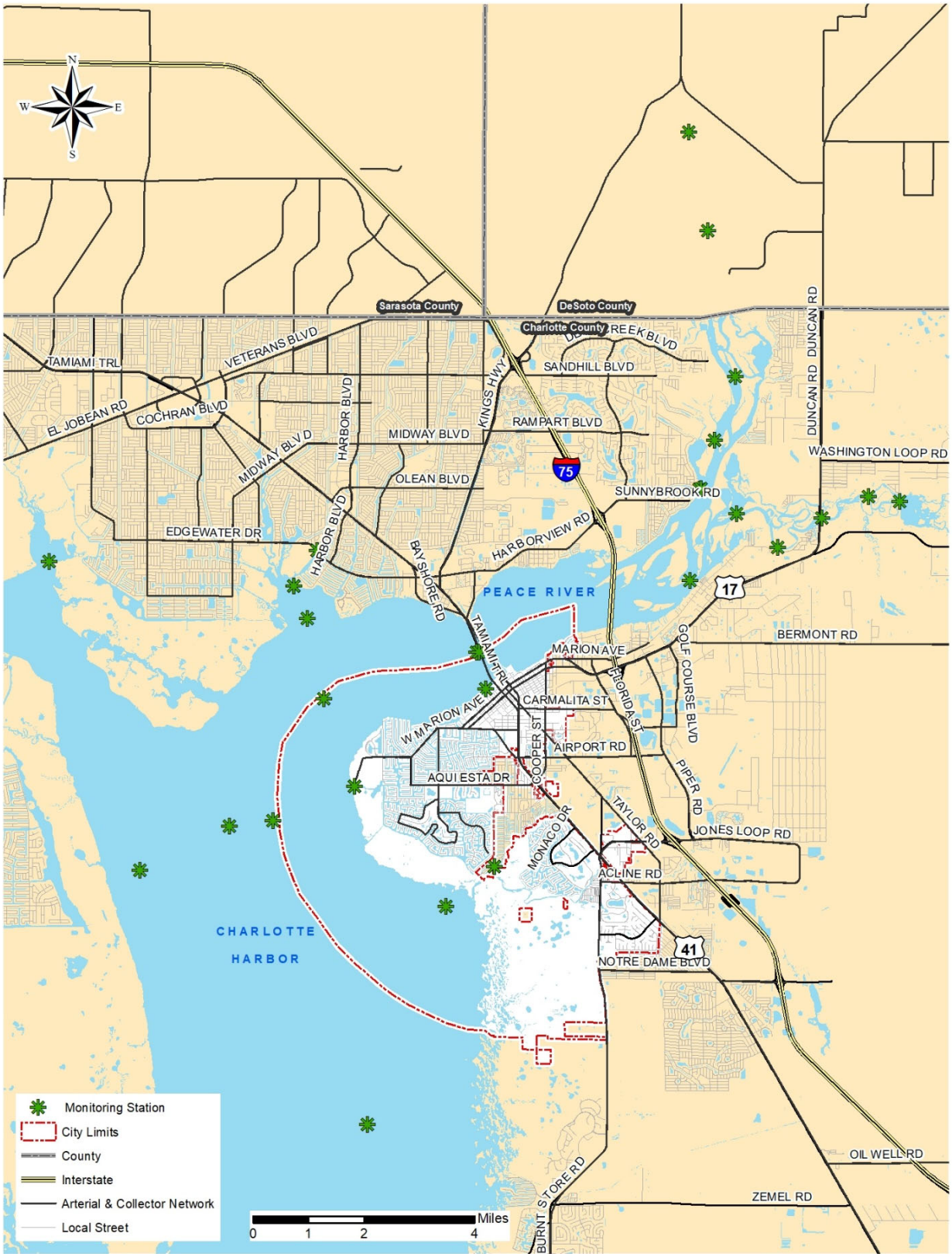
Map #19 – Aquatic Preserves



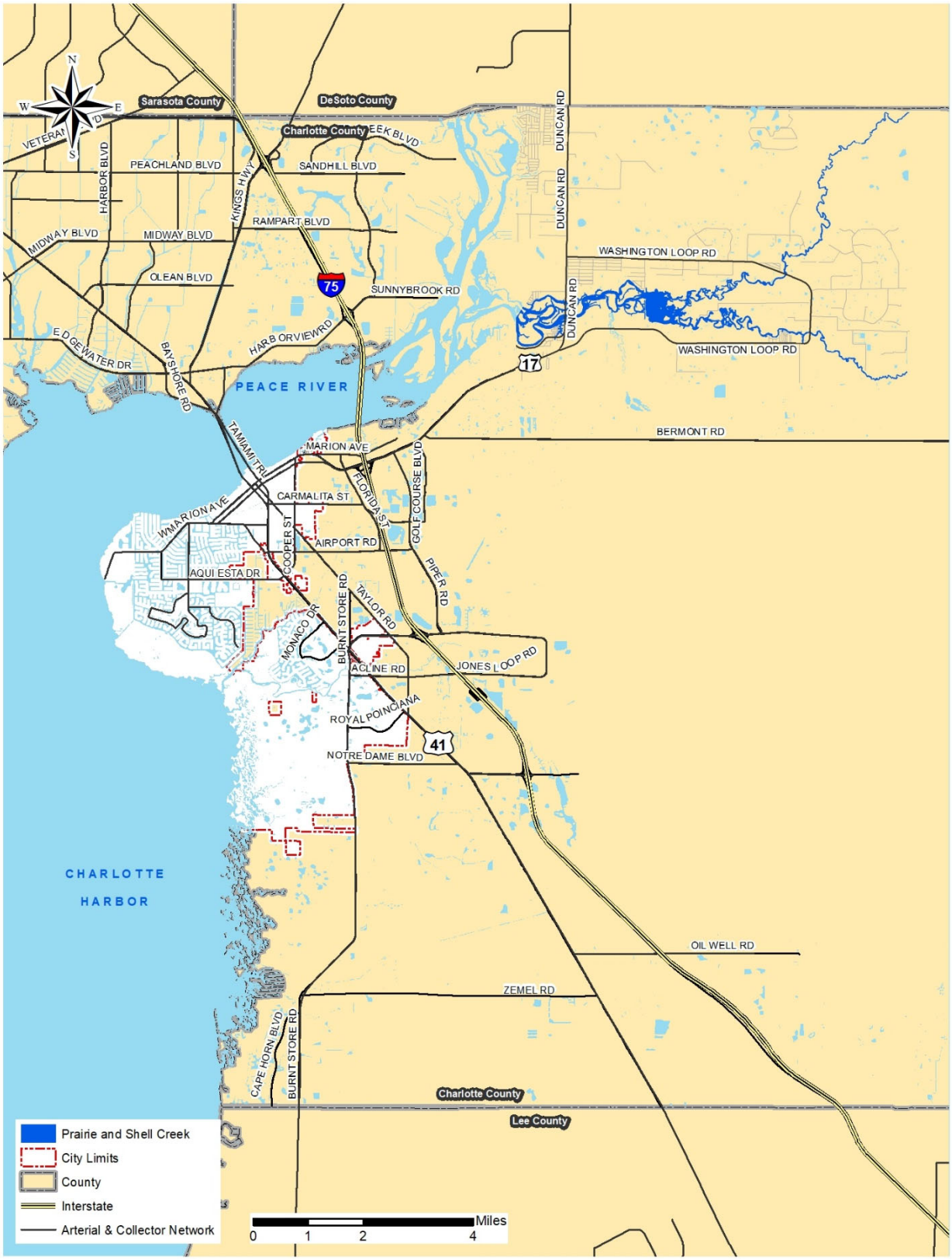
Map #20 – Peace River Drainage Basin



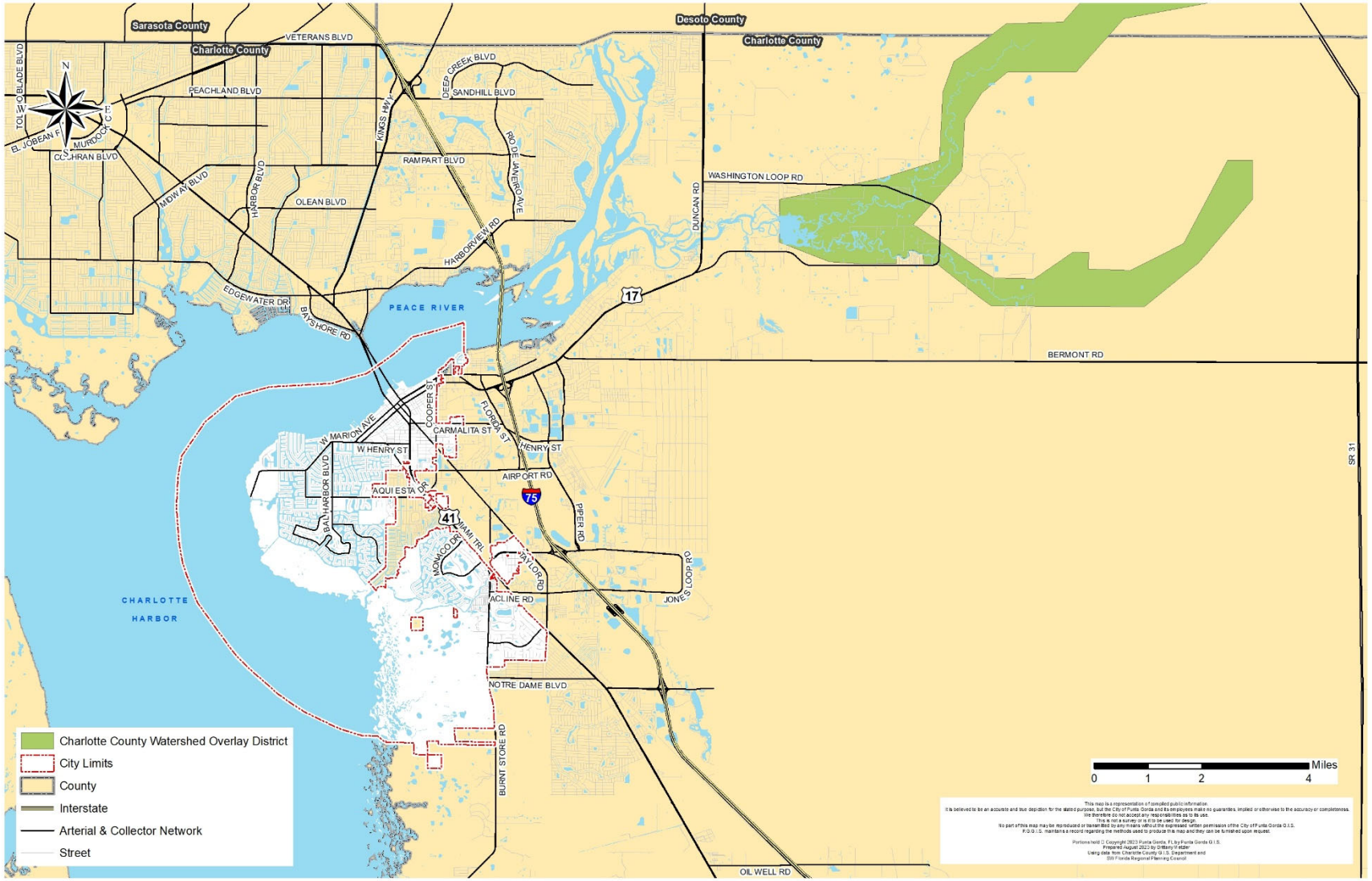
Map #21 – Charlotte Harbor Water Quality Monitoring Stations



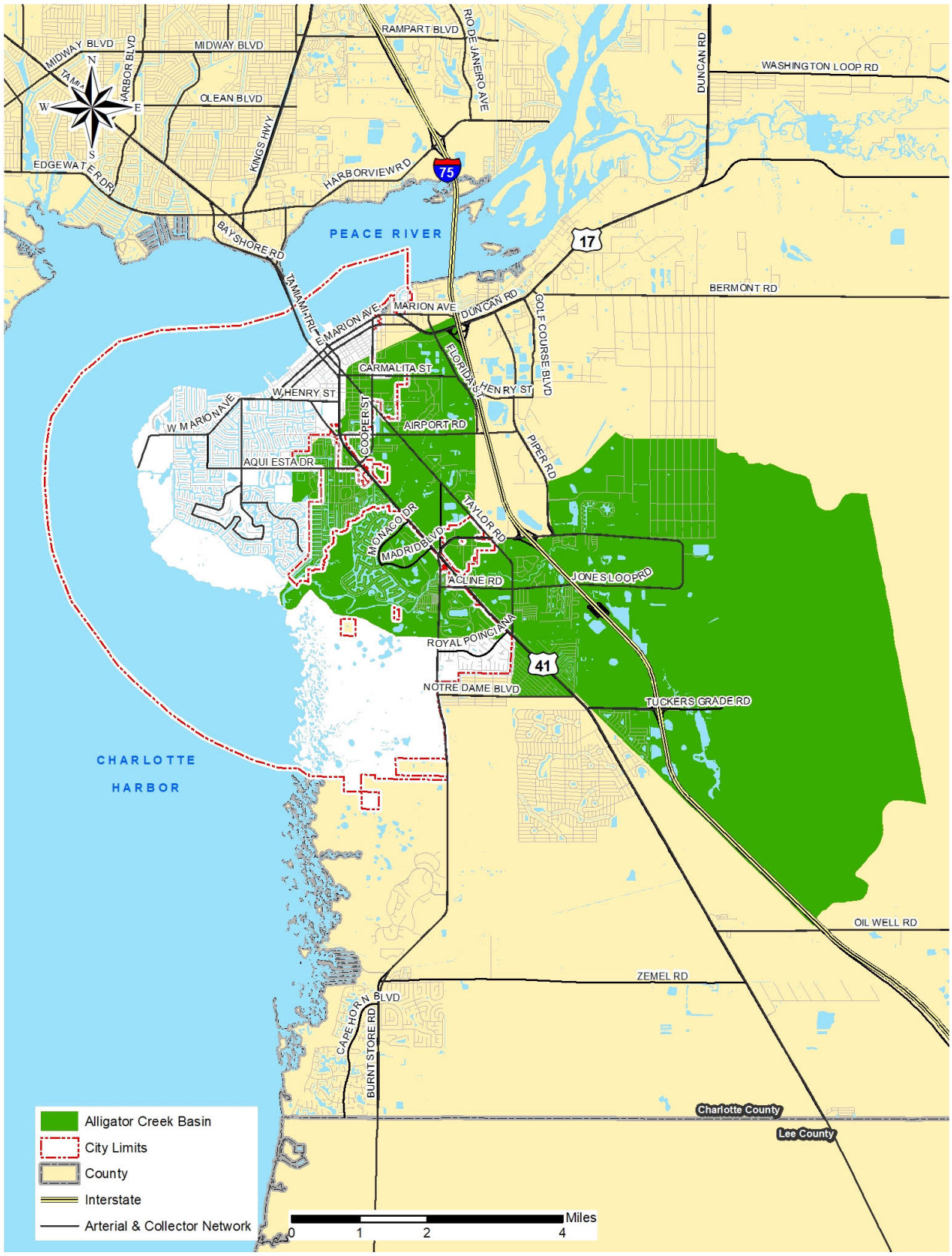
Map #22 – Prairie and Shell Creeks



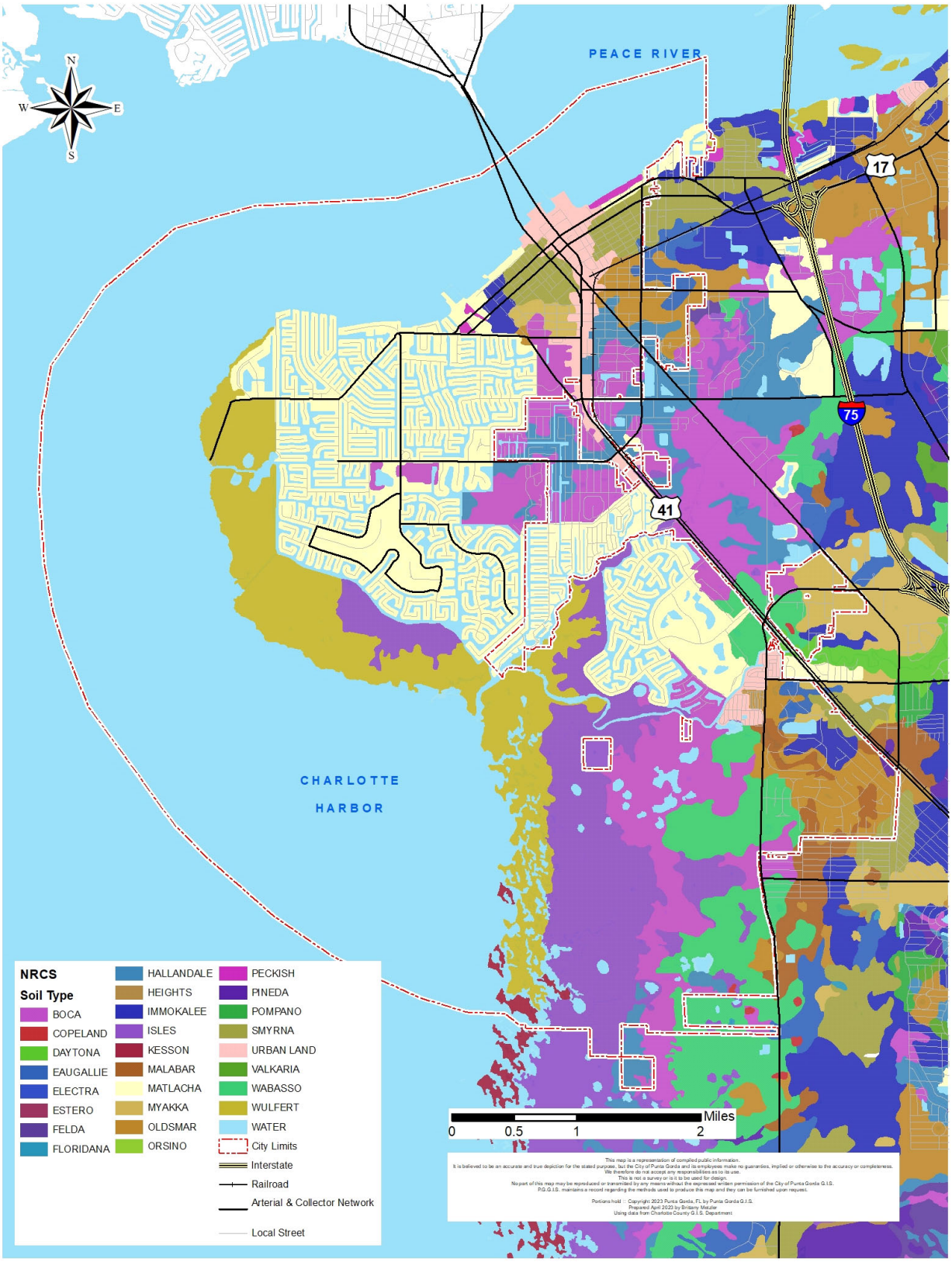
Map #23 – Charlotte County's Watershed Overlay District



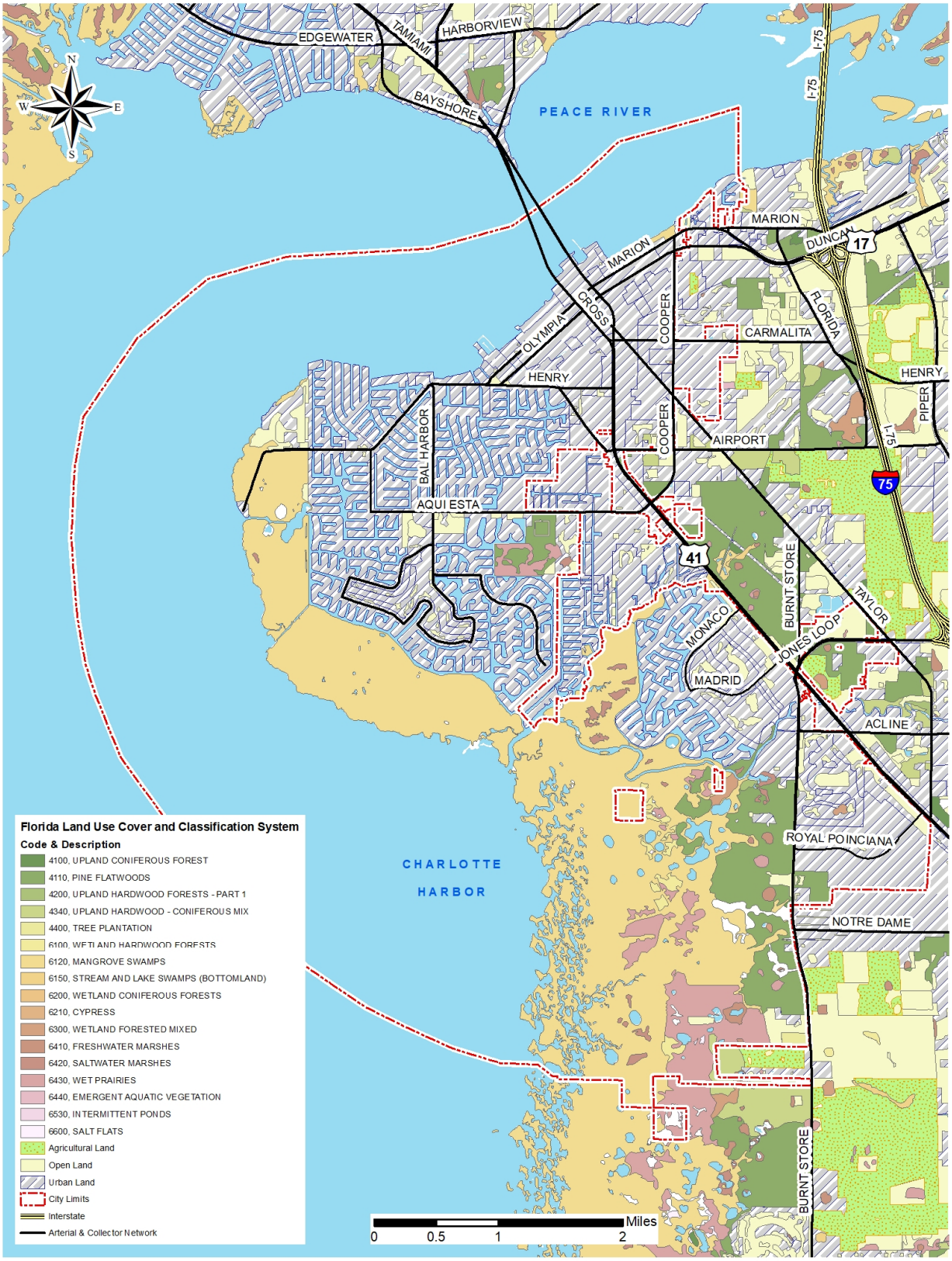
Map #24 – Alligator Creek Drainage Basin



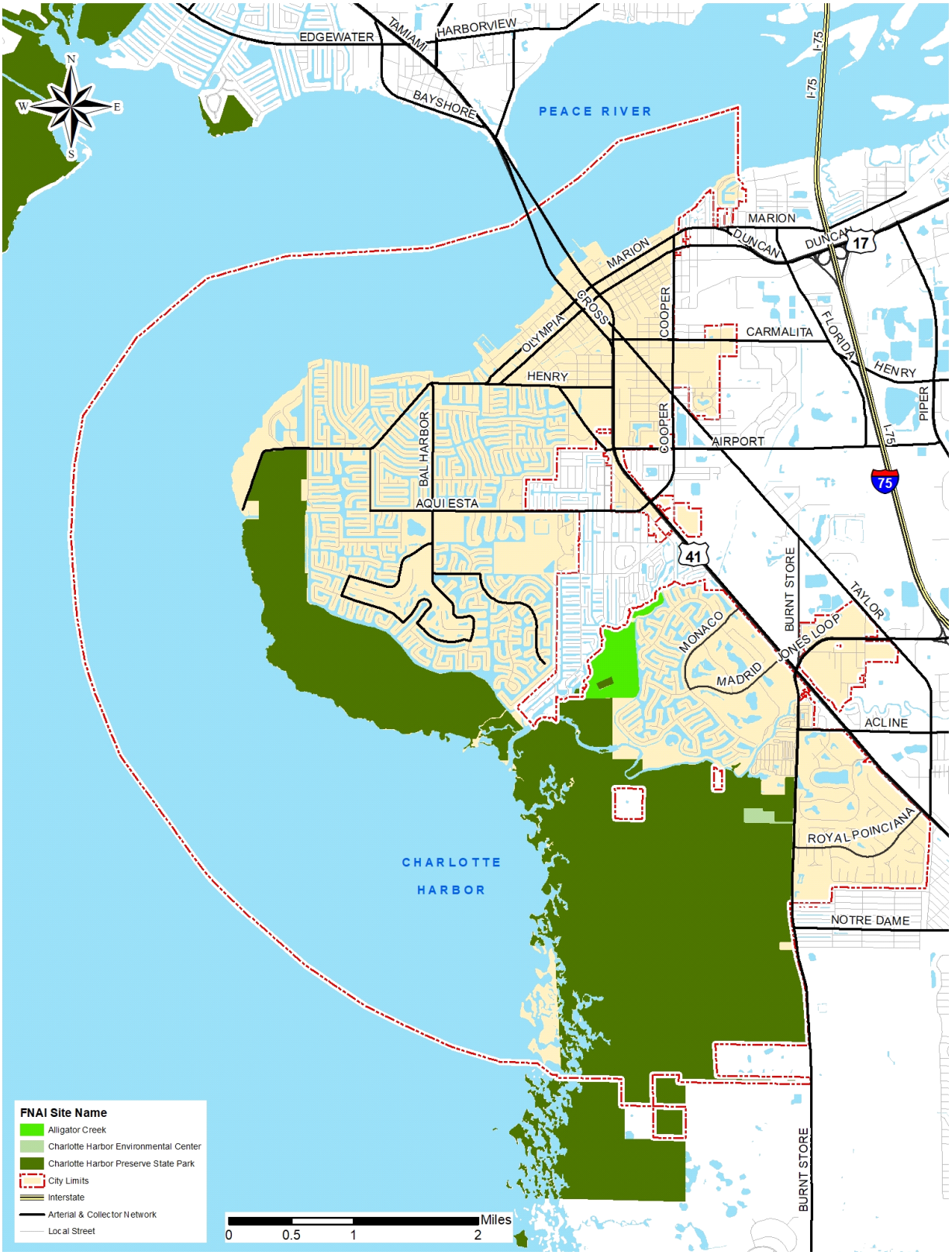
Map #25 – The City of Punta Gorda's Major Soil Classifications



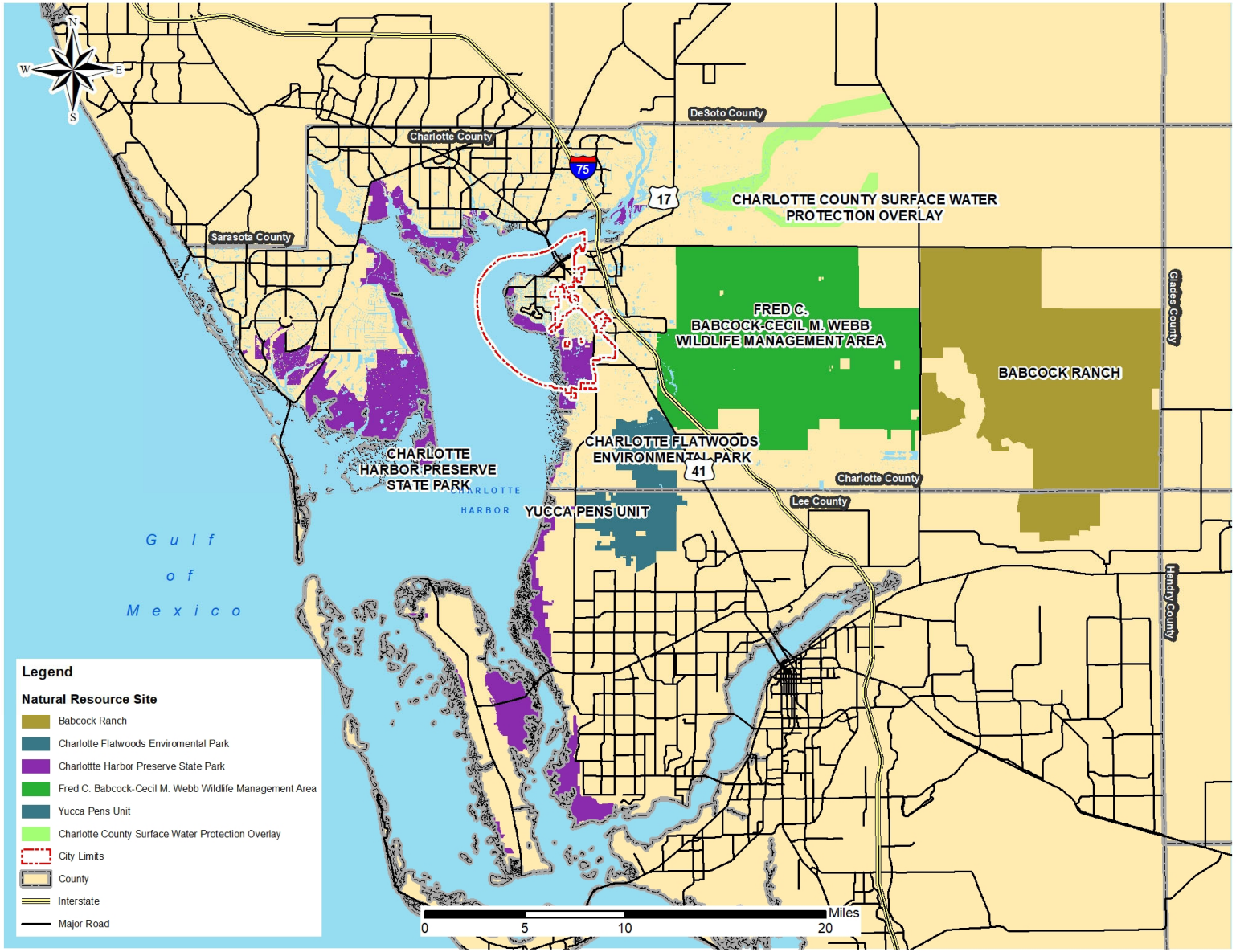
Map #26 – Florida Land Use, Cover, and Forms Classification System (FLUCCS)



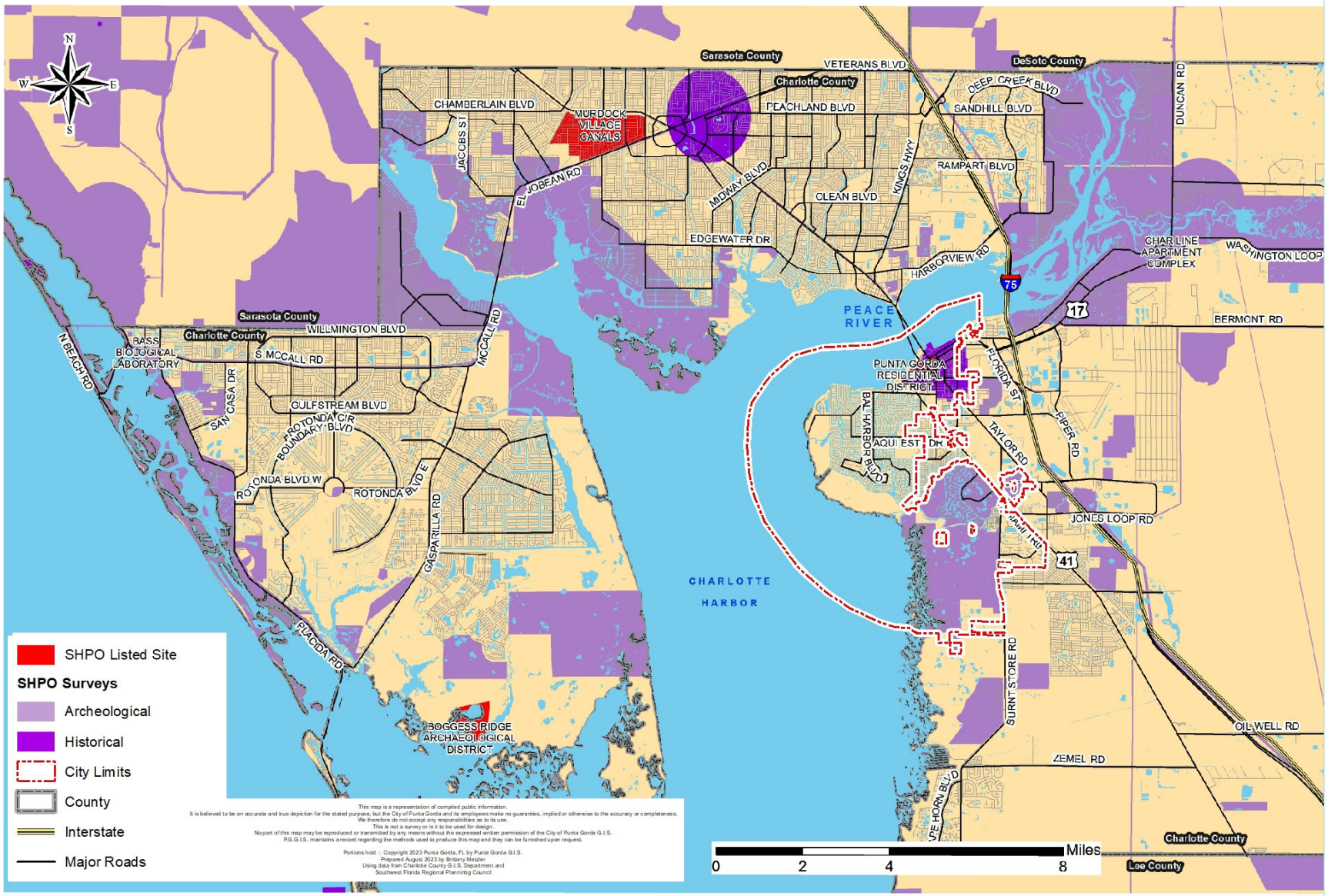
Map #27 – Florida Natural Areas Inventory (FNAI)



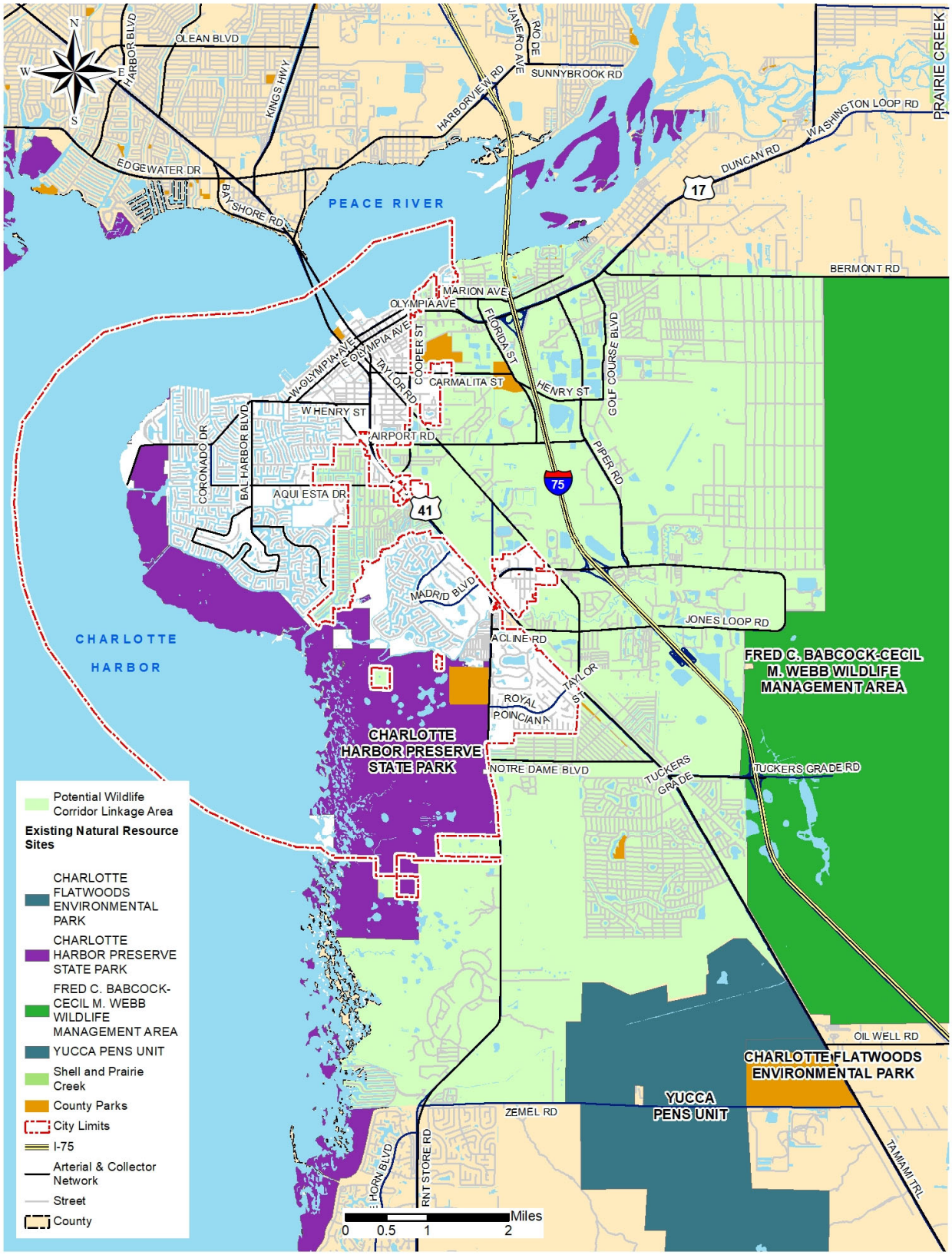
Map #28 – Natural Resource Sites Affecting the City of Punta Gorda



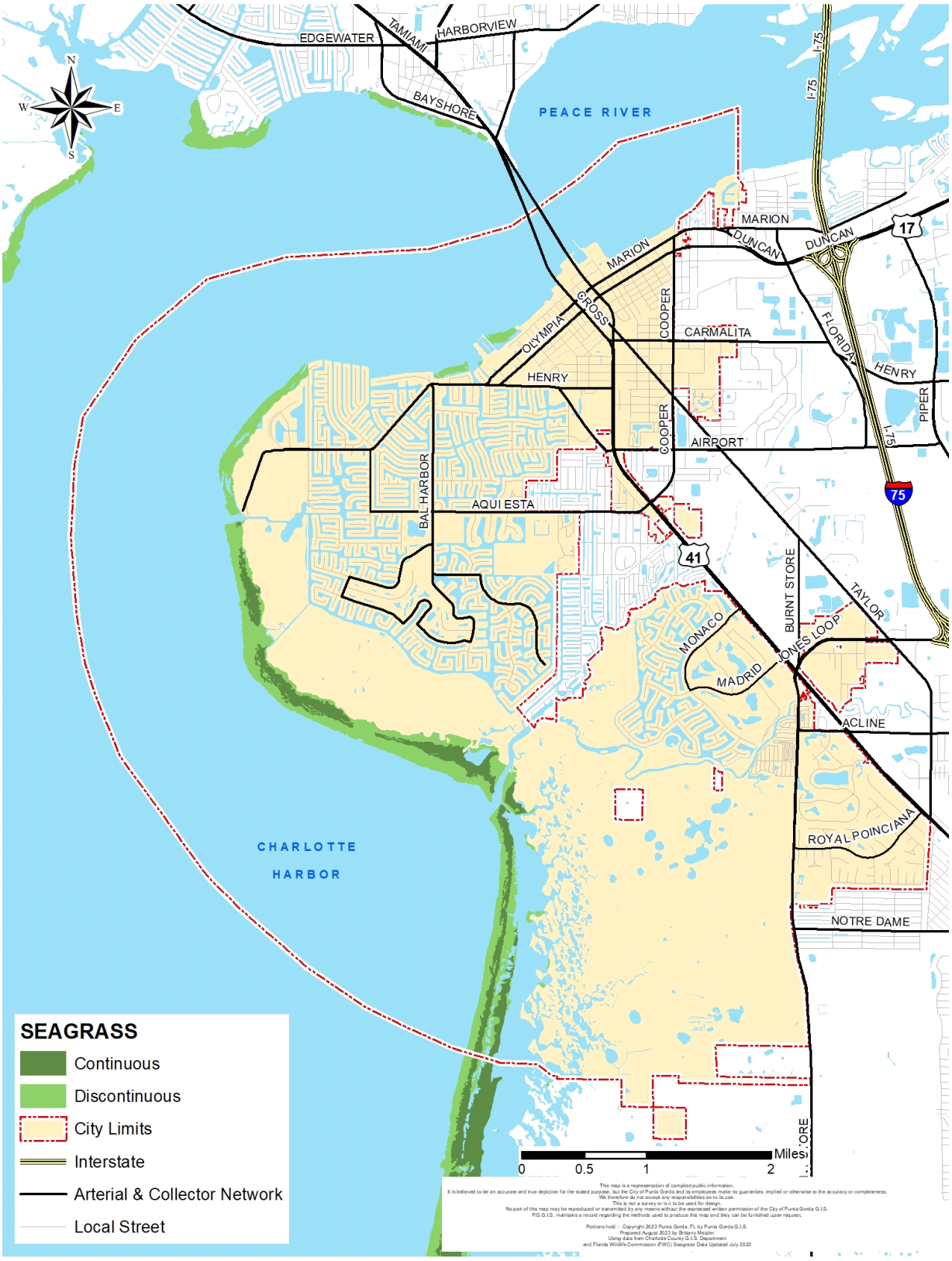
Map #29 – Archeologically Significant Areas



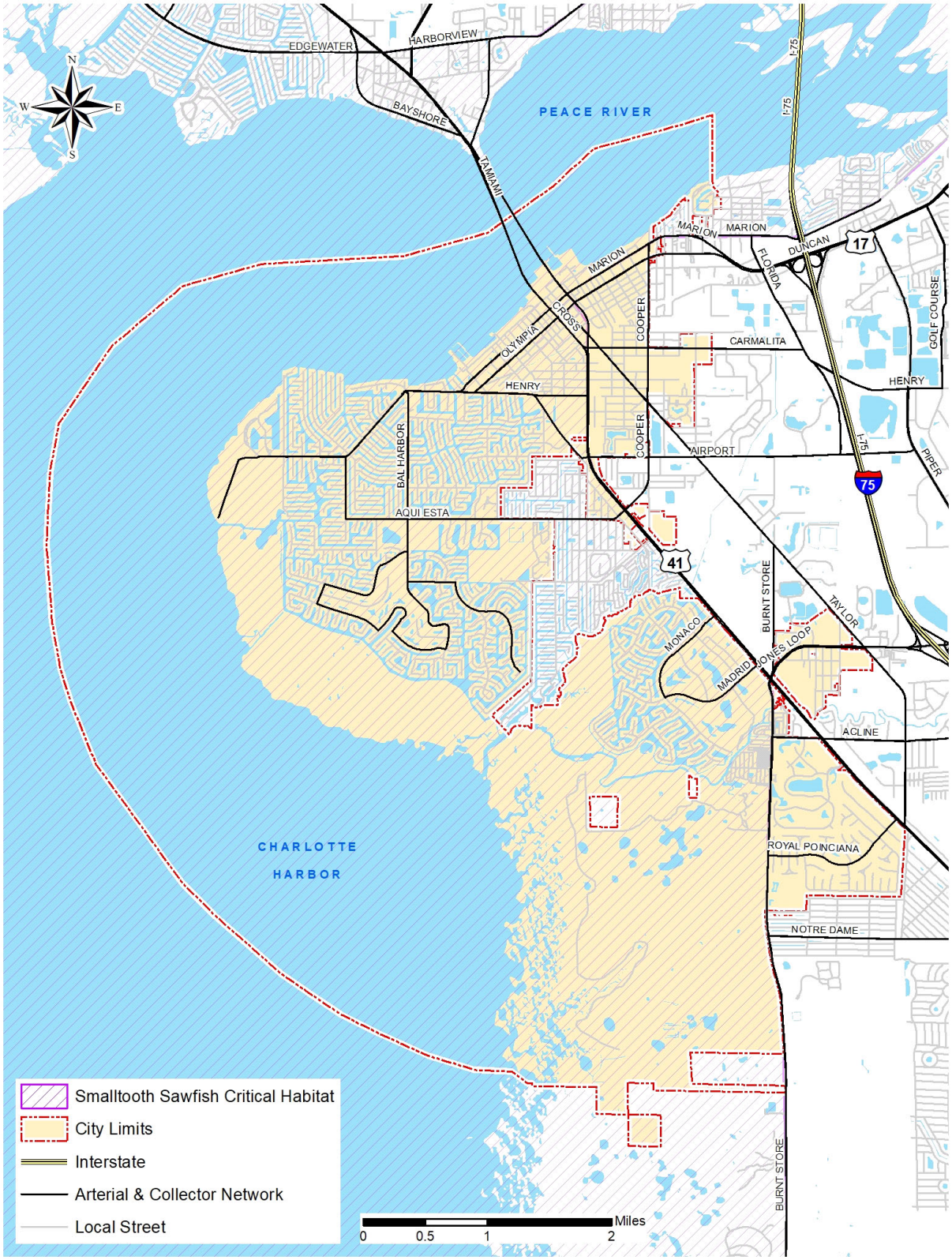
Map #30 – Publically Managed Lands and Potential Wildlife Linkages



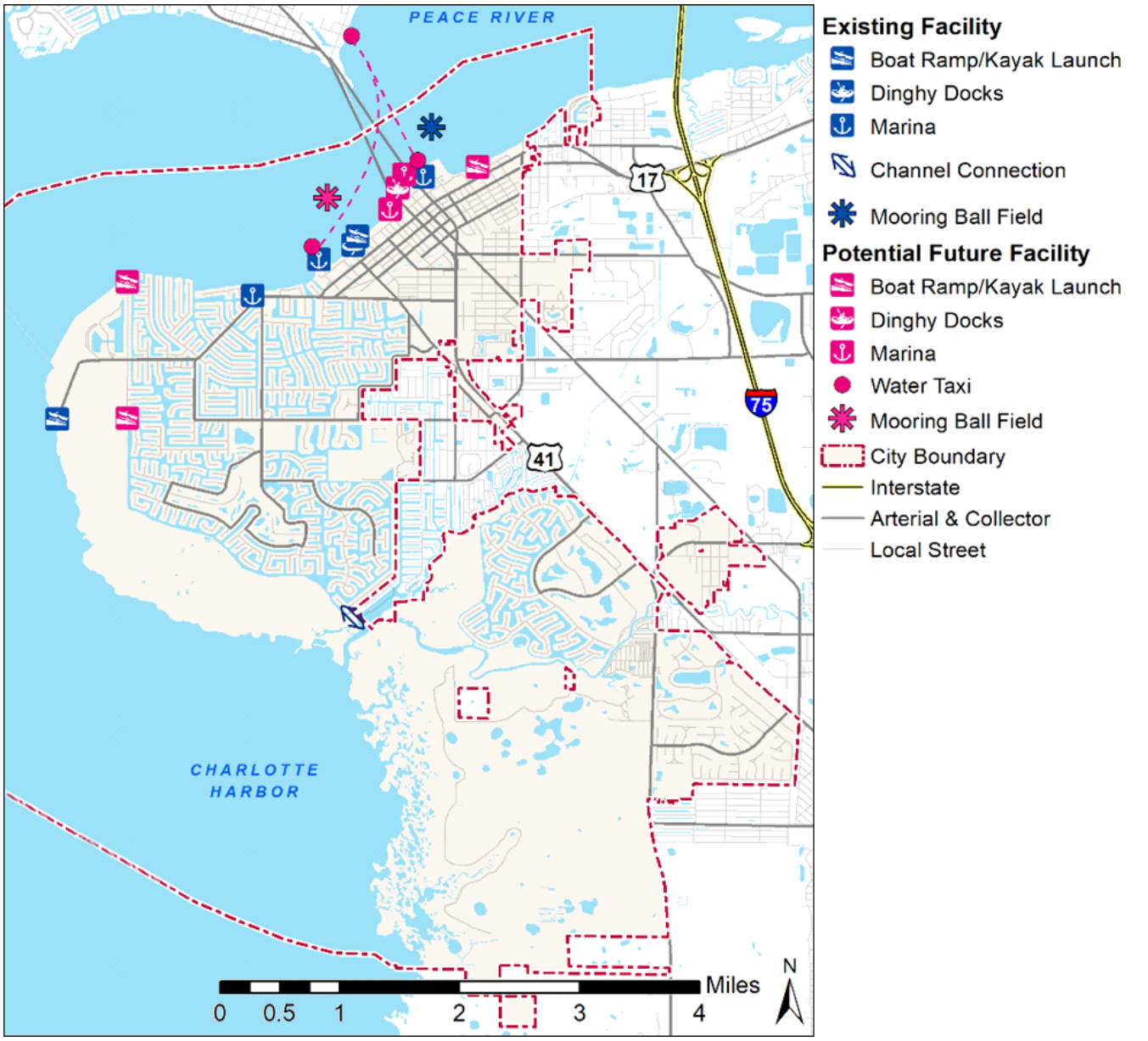
Map #31 – Seagrass Areas along the City's Boundaries



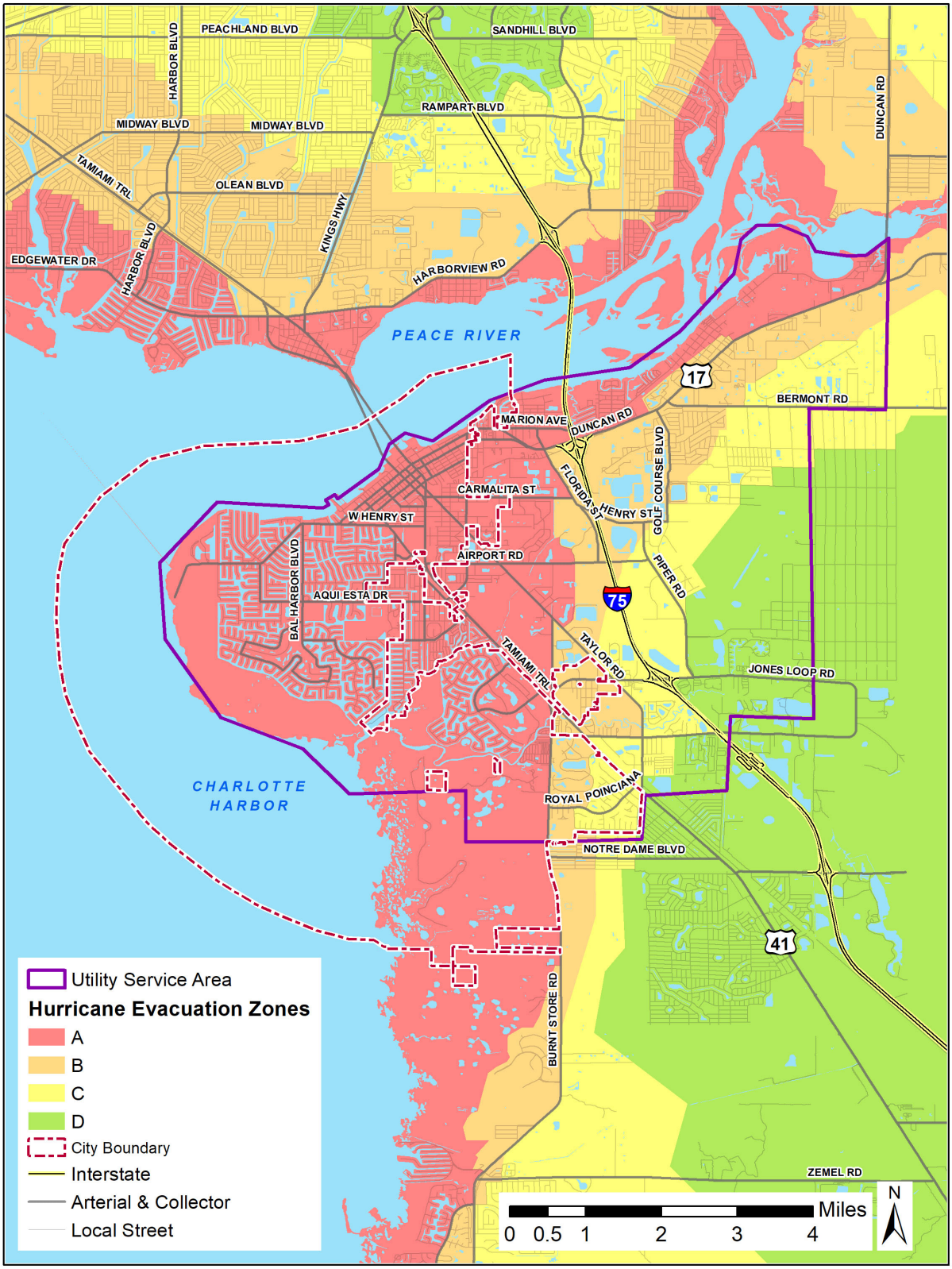
Map #32 – Smalltooth Sawfish Areas along the City's Boundaries



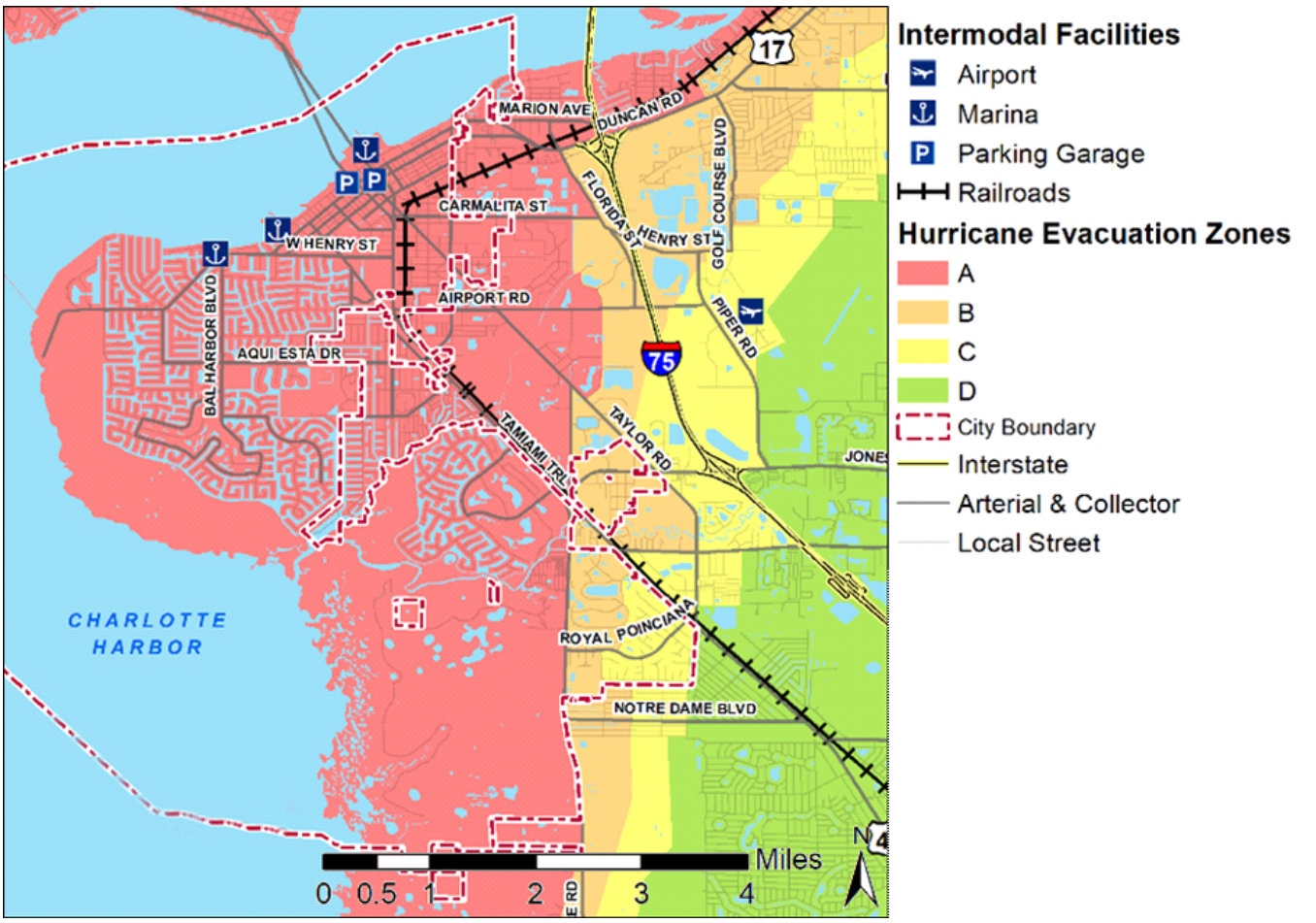
Map #33 – Water Access Areas and Facilities



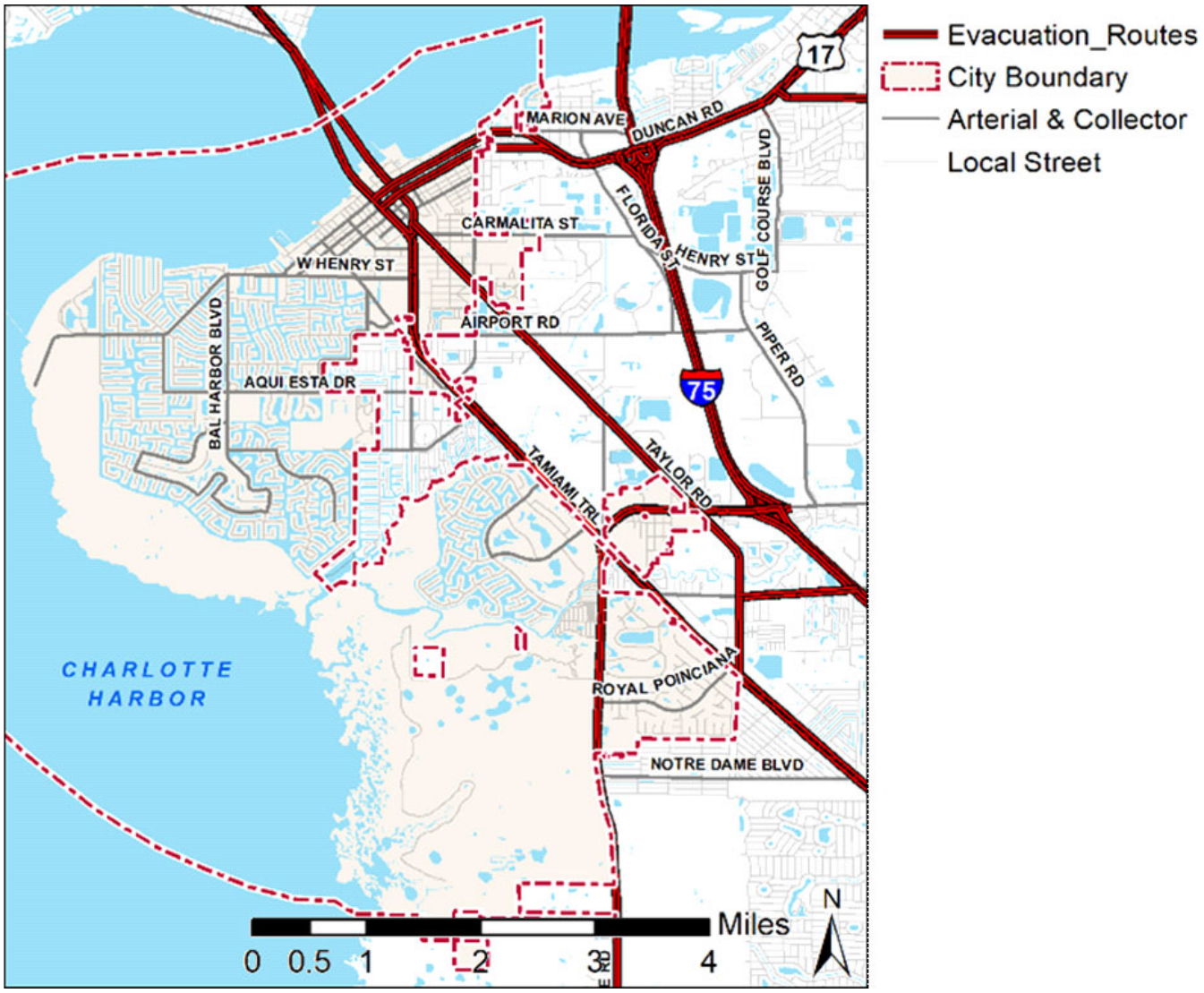
Map #34 – Utility Infrastructure in the Hurricane Vulnerability Zone



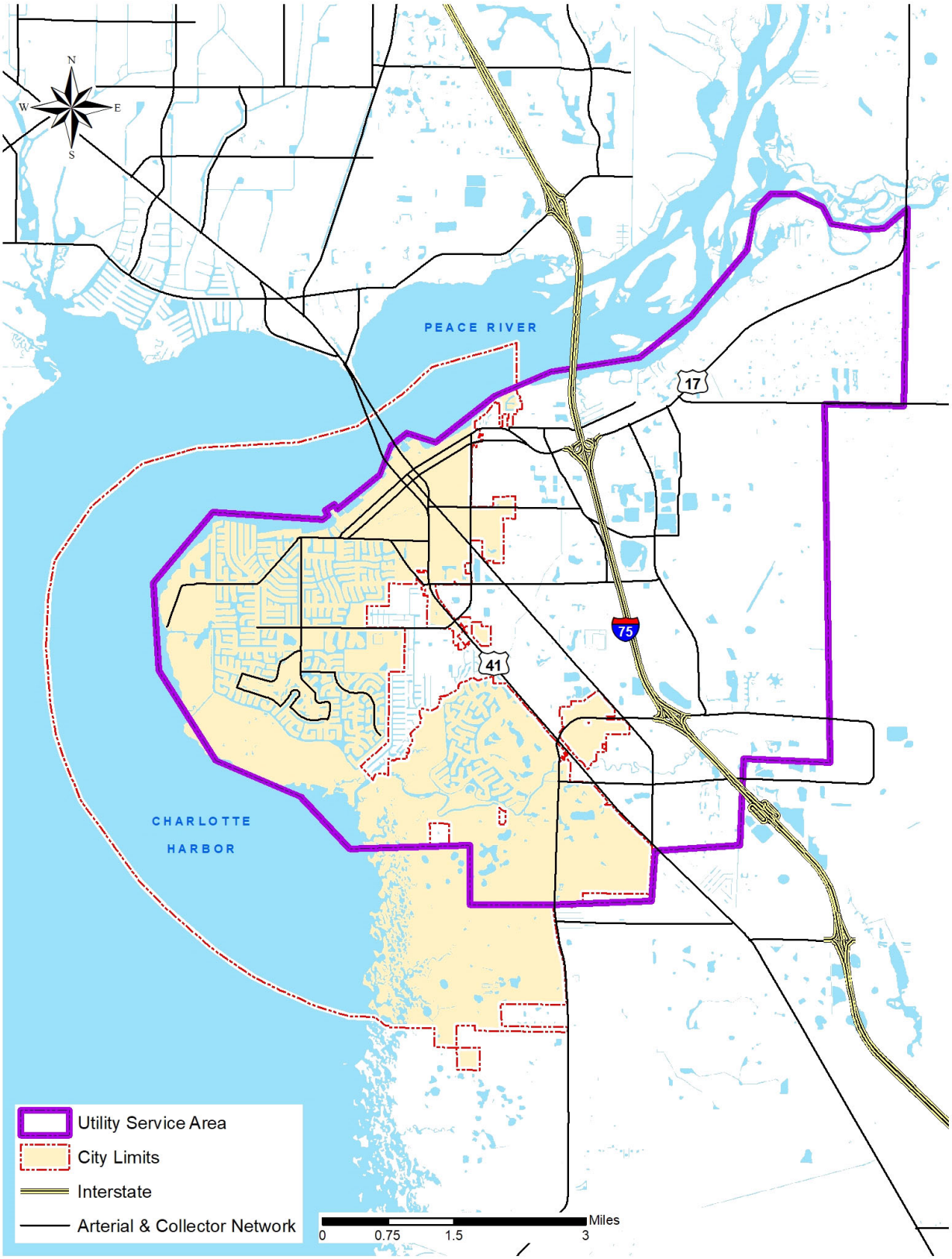
Map #35 – Transportation Infrastructure in the Hurricane Vulnerability Zone



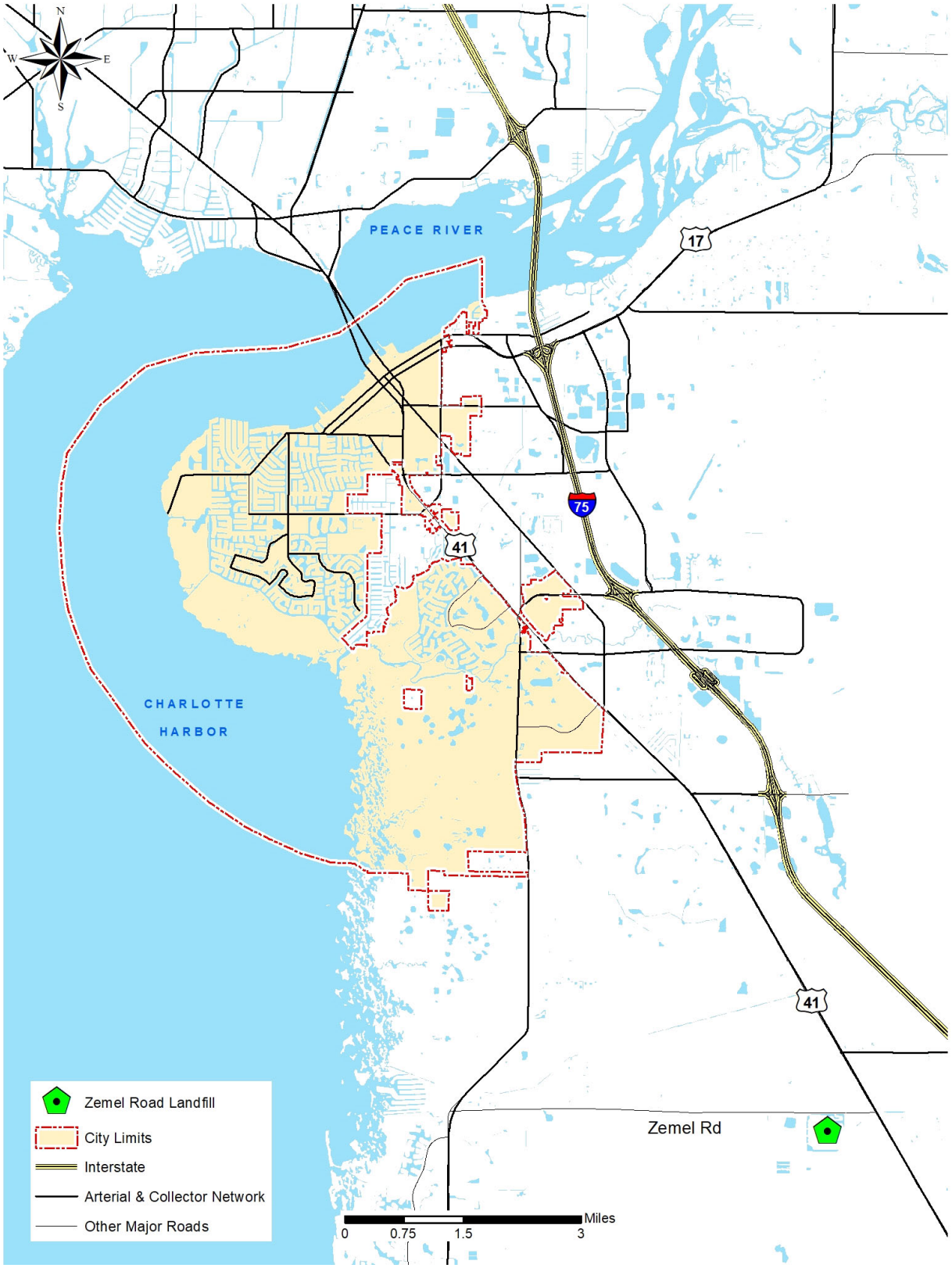
Map #36 – Punta Gorda Hurricane Evacuation Routes



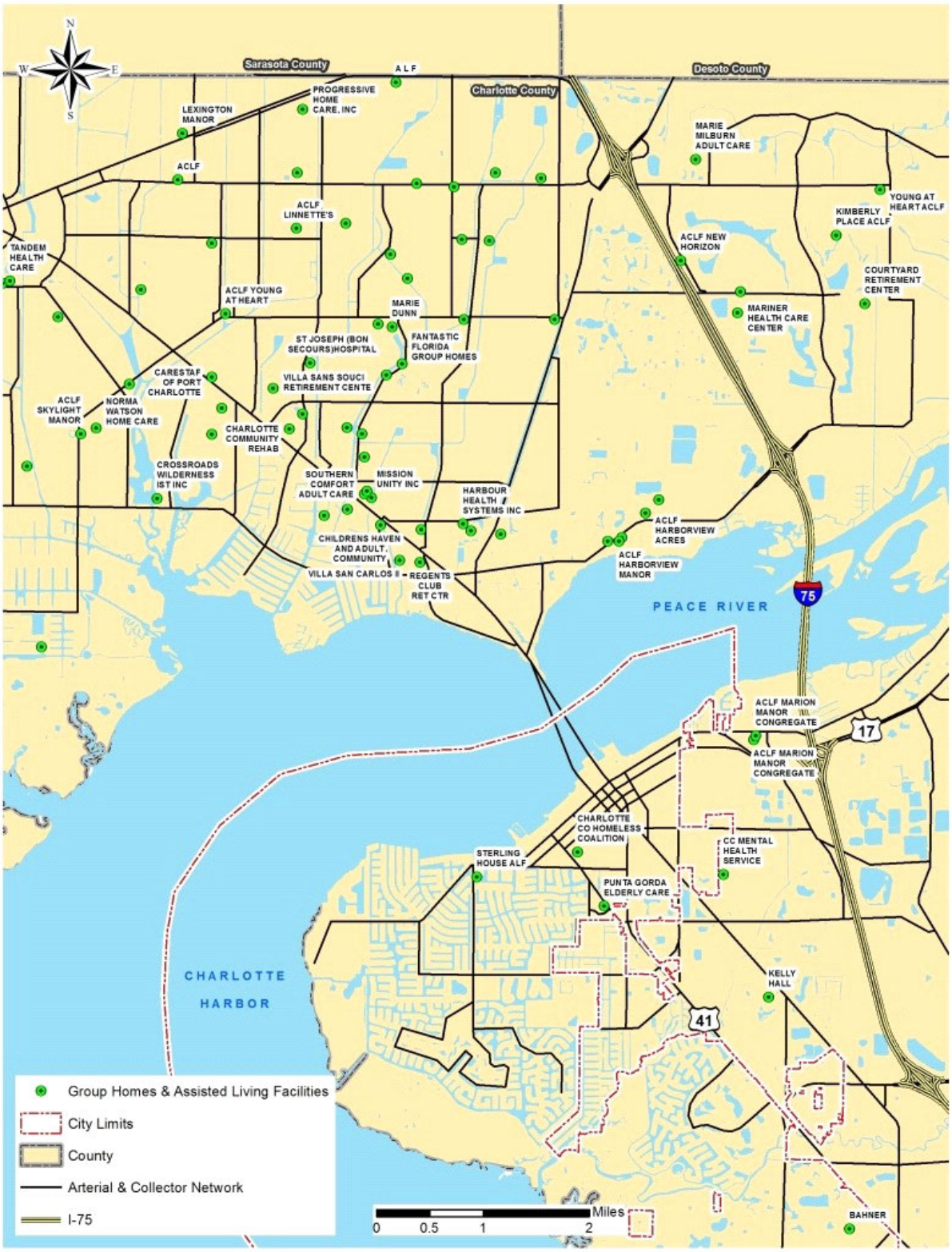
Map #37 – City of Punta Gorda Utility Service Area and City Limits



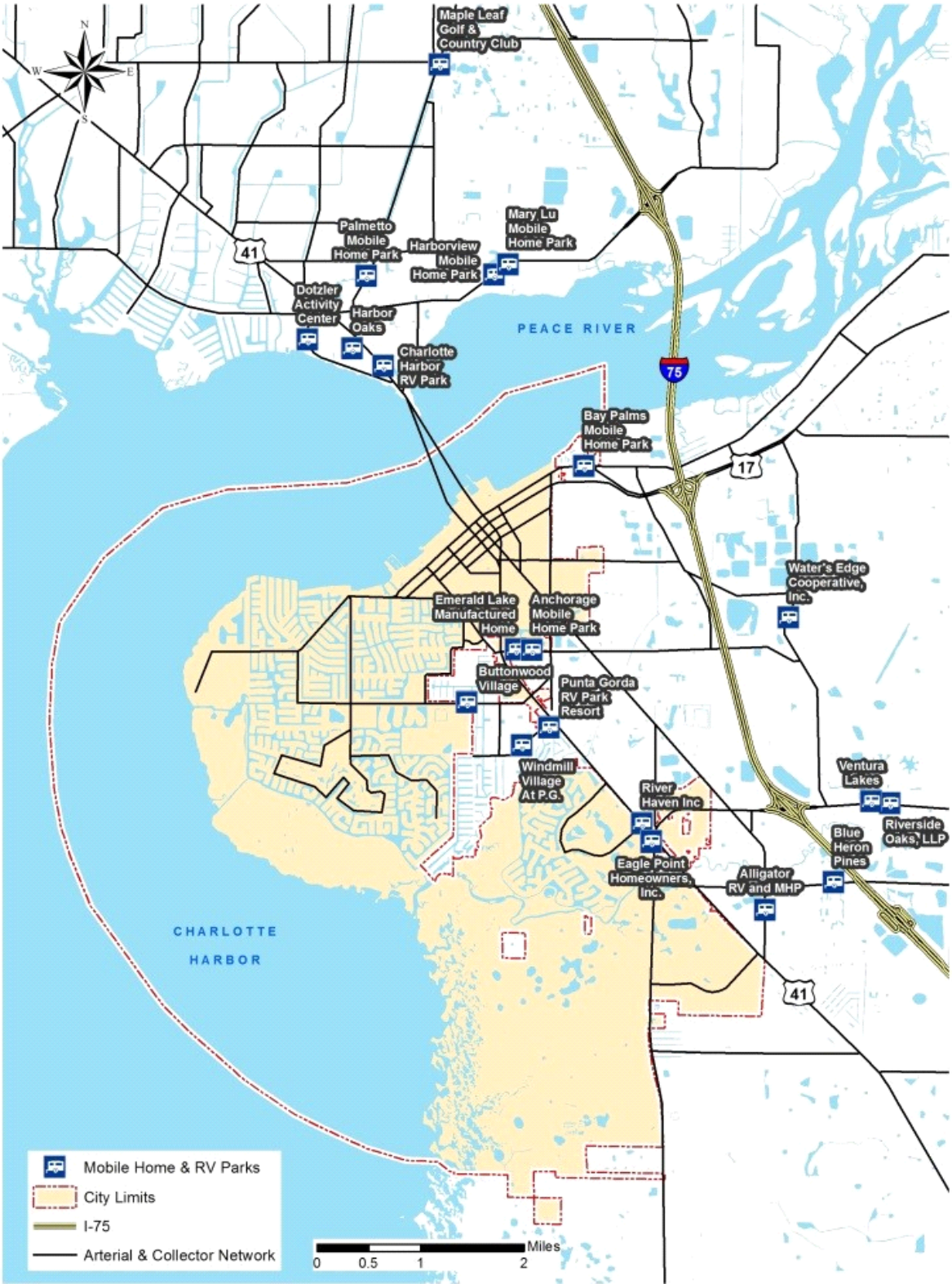
Map #38 – Zemel Road Landfill



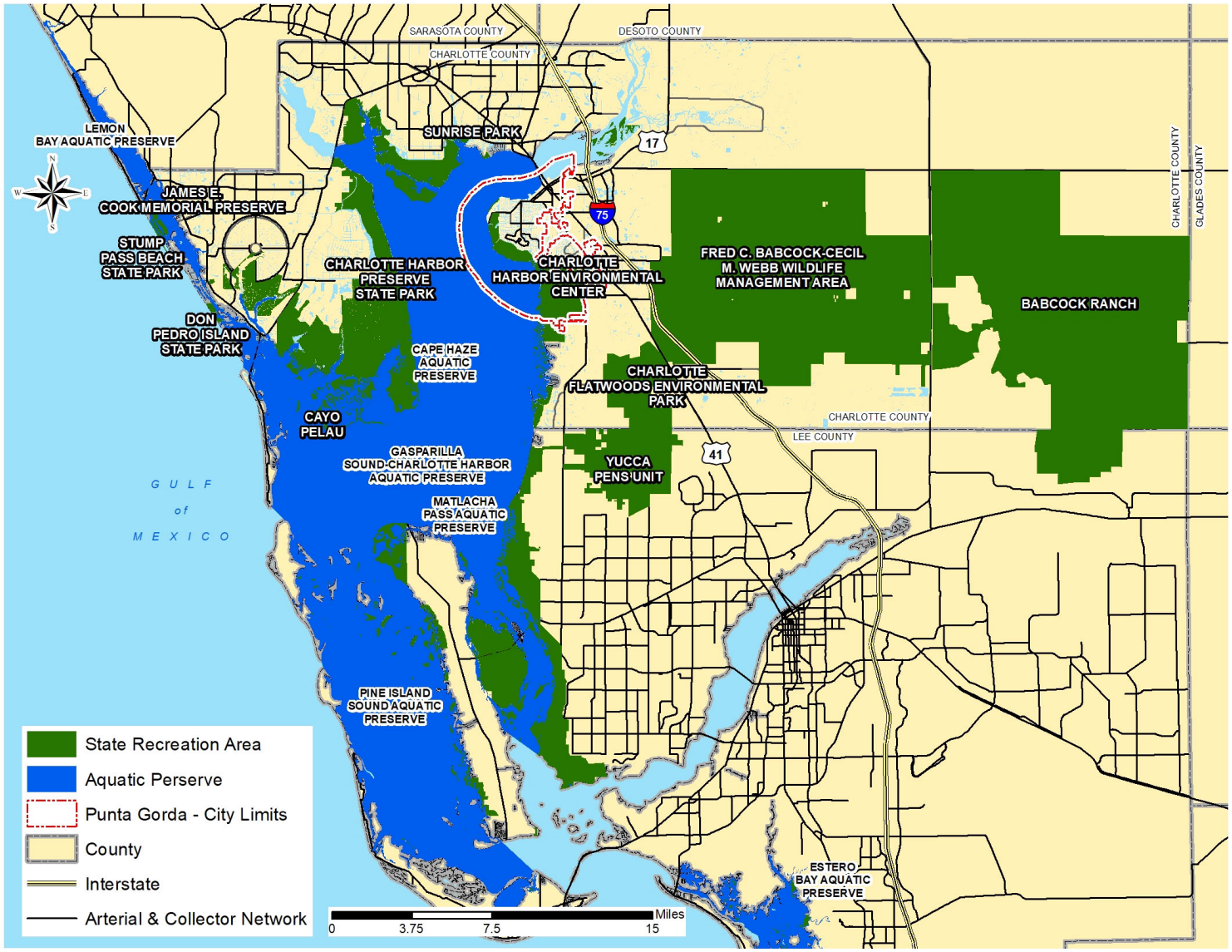
Map #39 – Group Homes and assisted Living Facilities



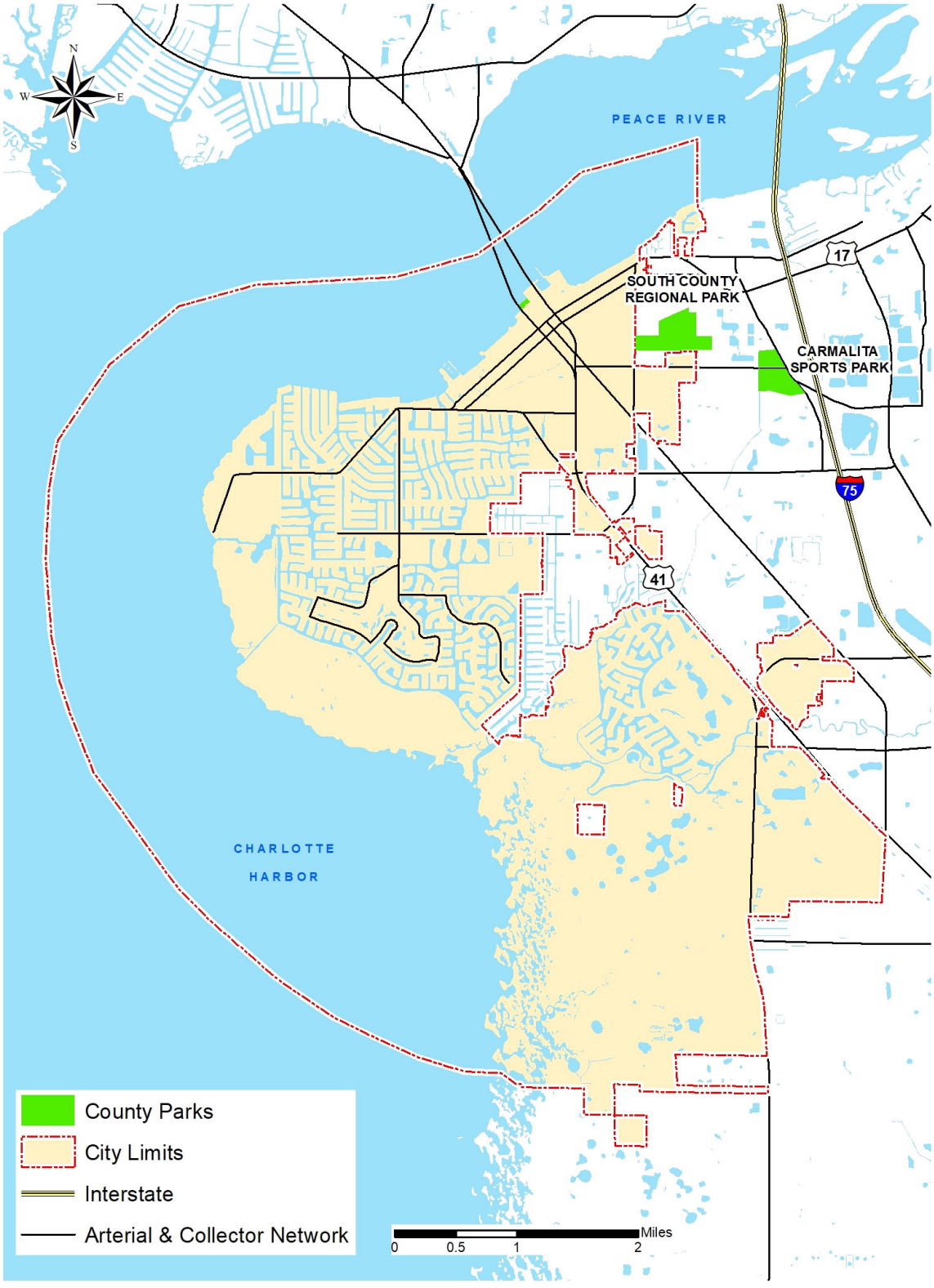
Map #40 – Mobile Home Parks Affecting the City of Punta Gorda



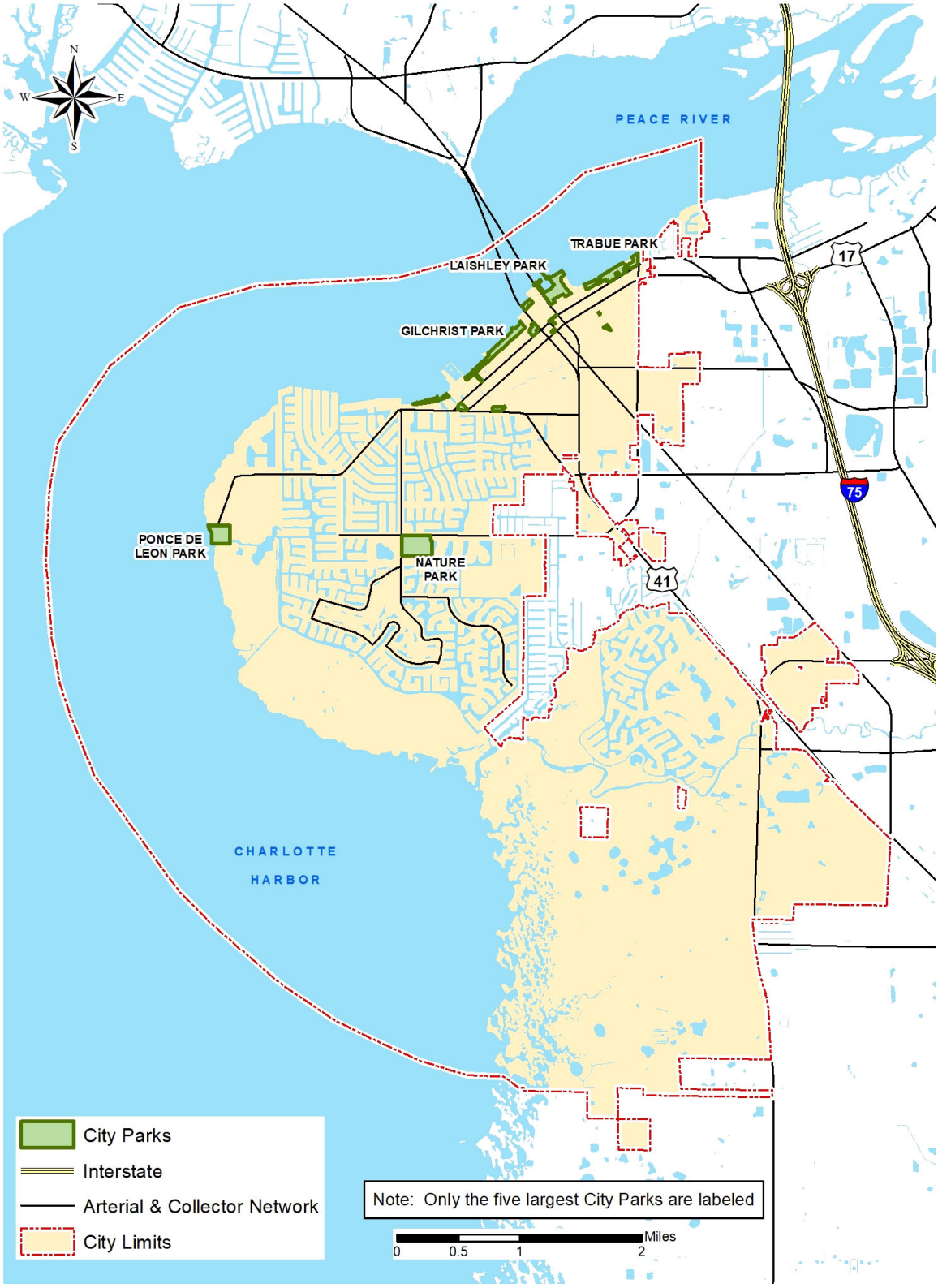
Map #41 – State/Federal-Owned Recreational Facilities and Sites



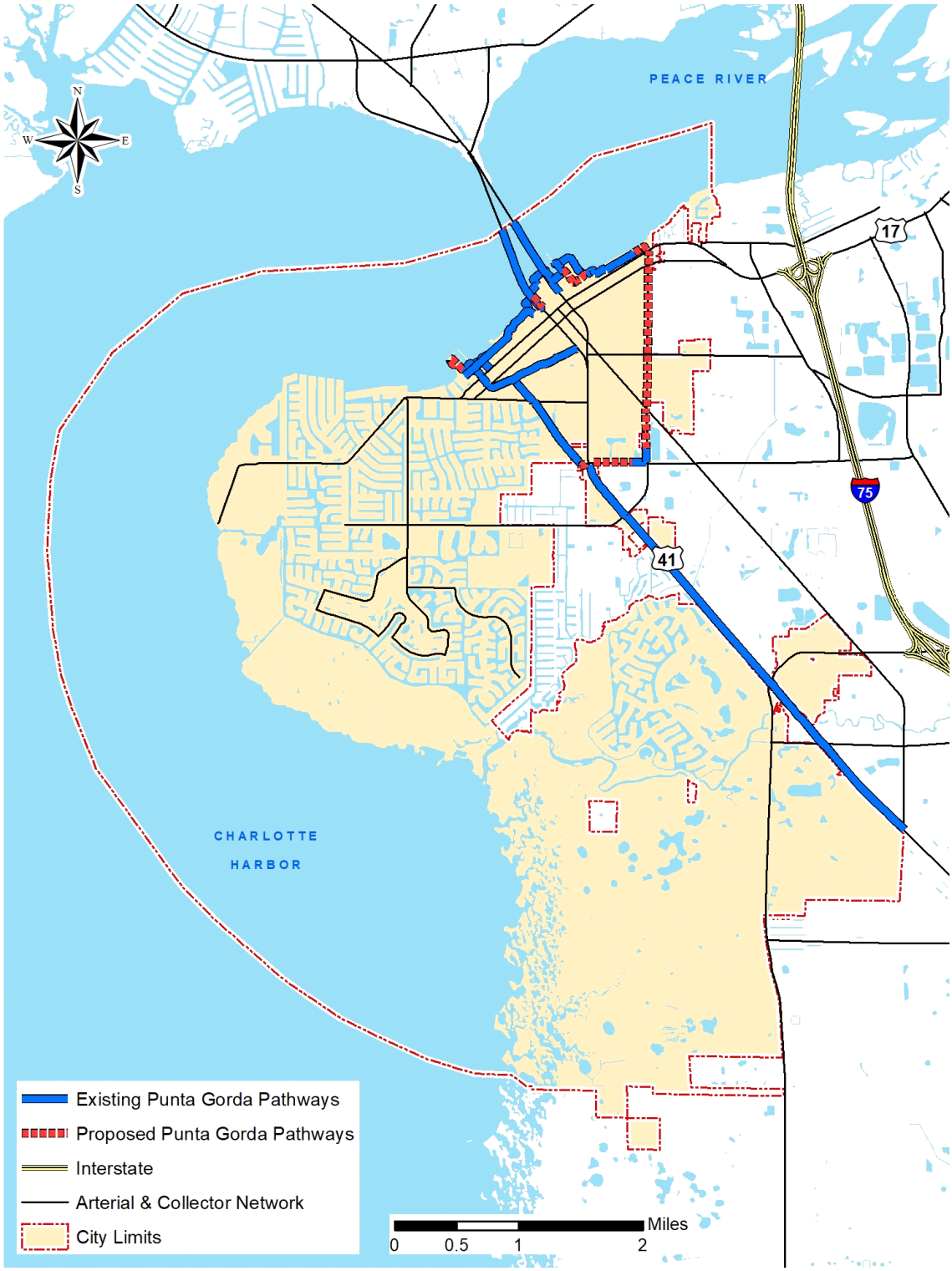
Map #42 – Regional Parks Serving the City



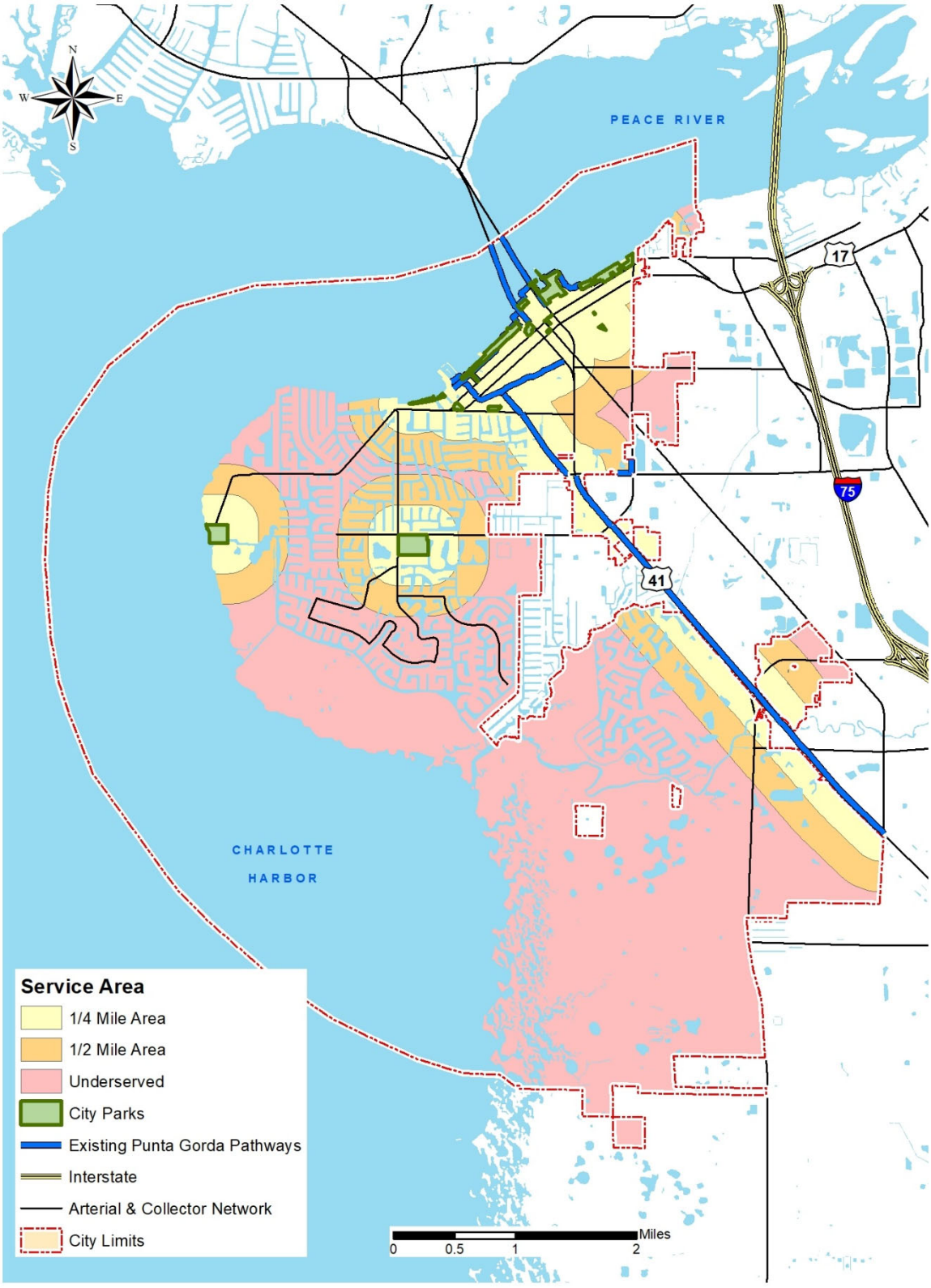
Map #43 – Punta Gorda City Parks and Recreational Facilities



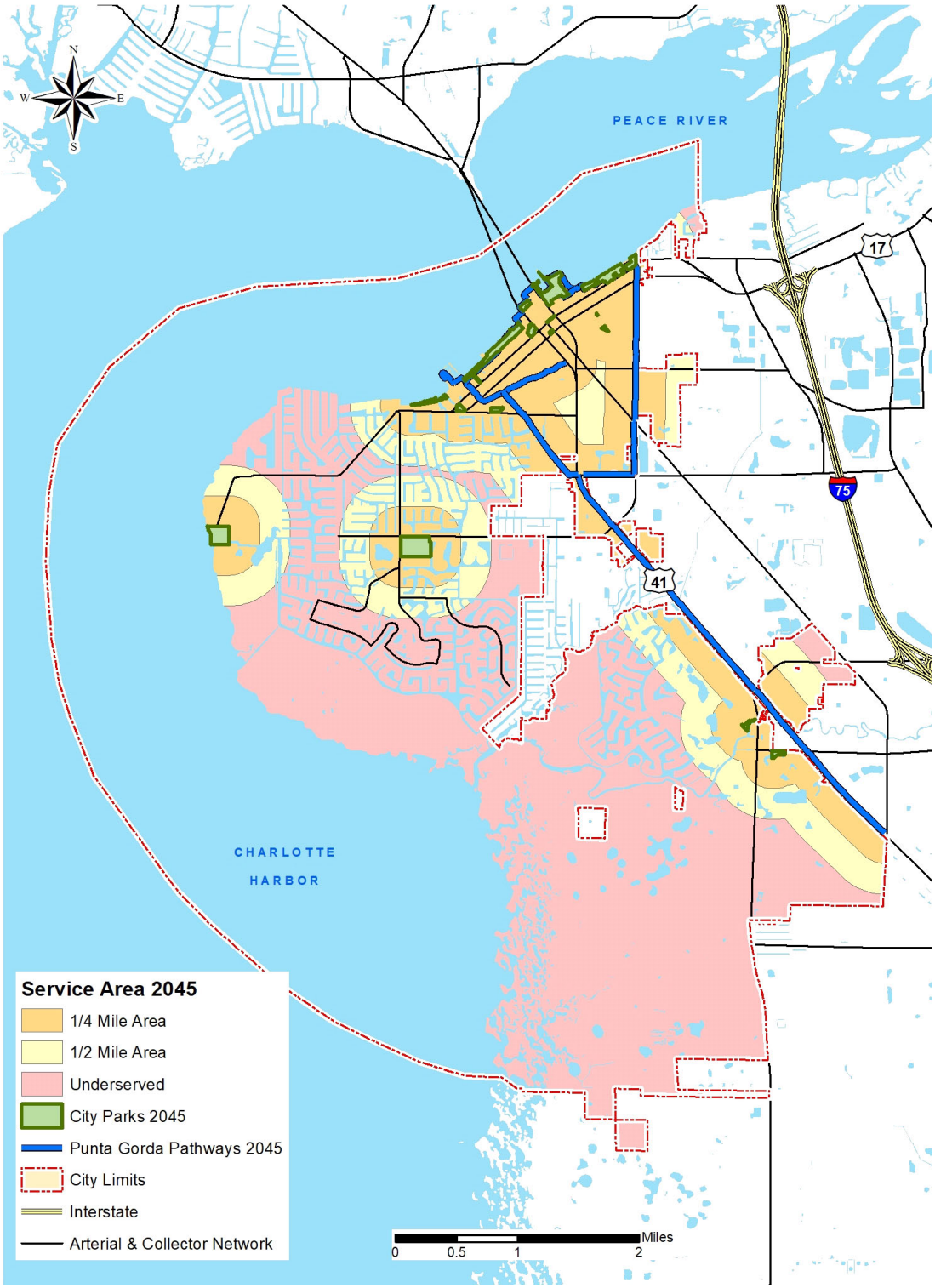
Map #44 – Punta Gorda Pathways



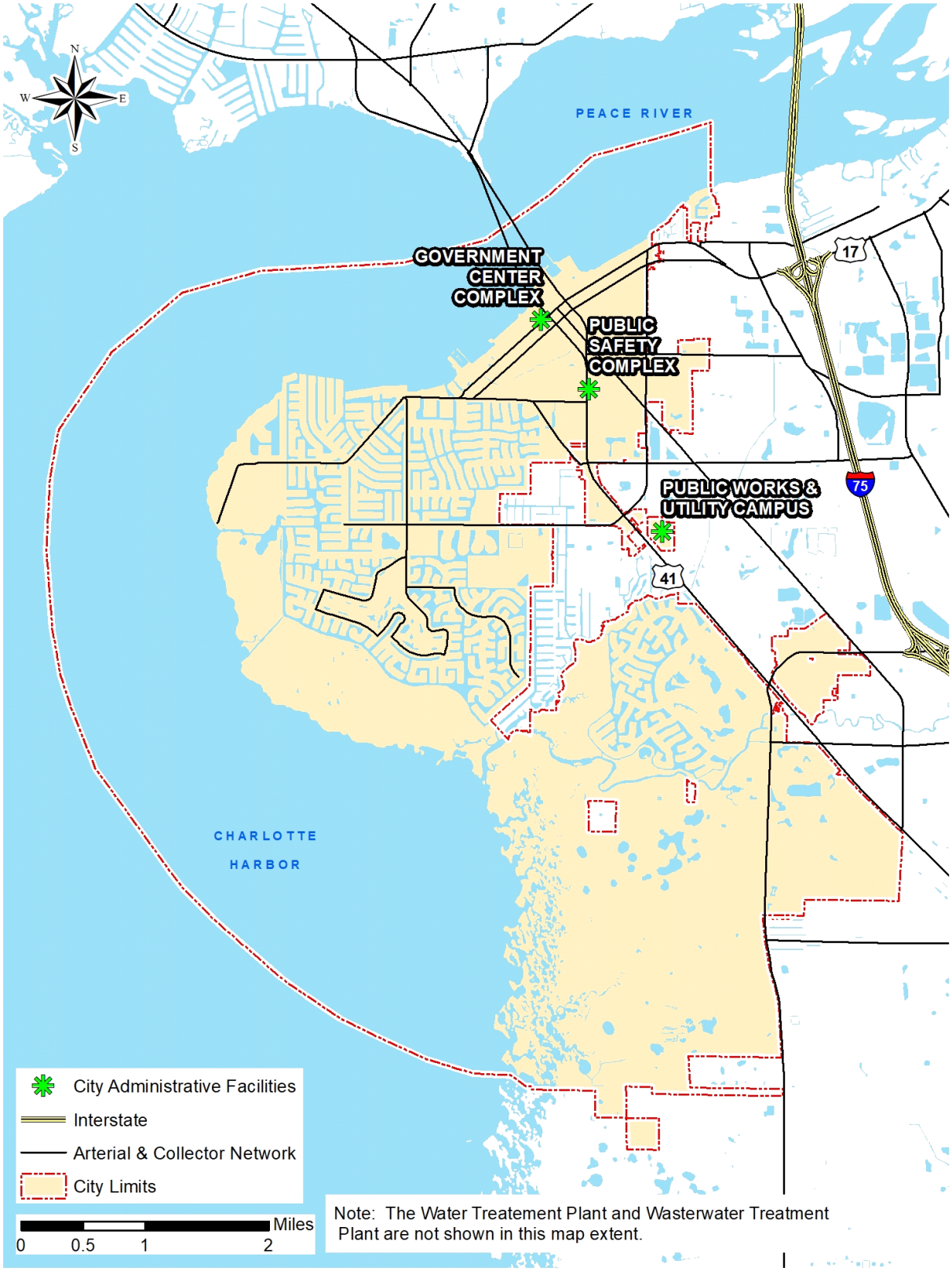
Map #45 – Existing Punta Gorda Park Level of Service



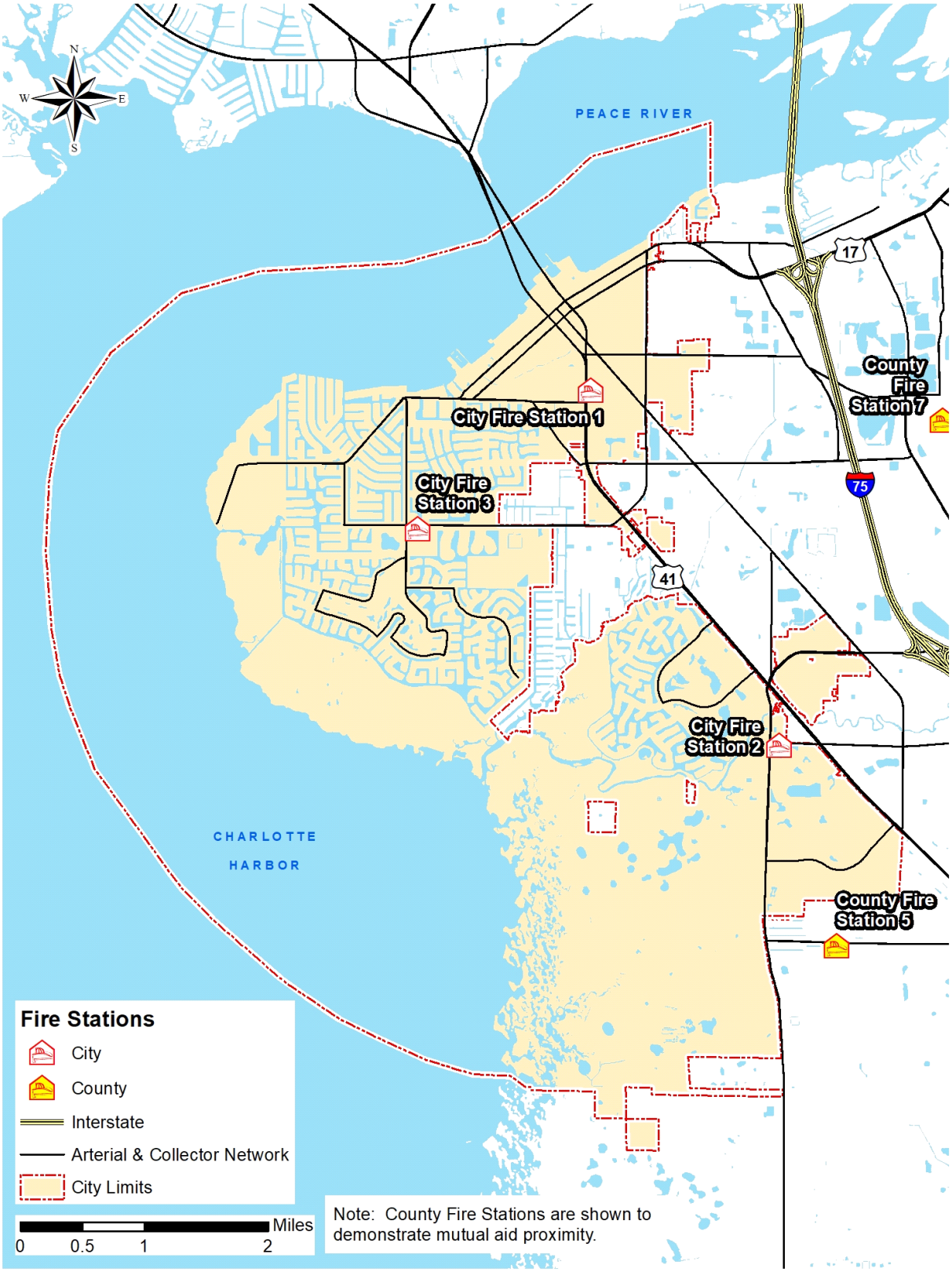
Map #46 – Punta Gorda Park Level of Service - 2045



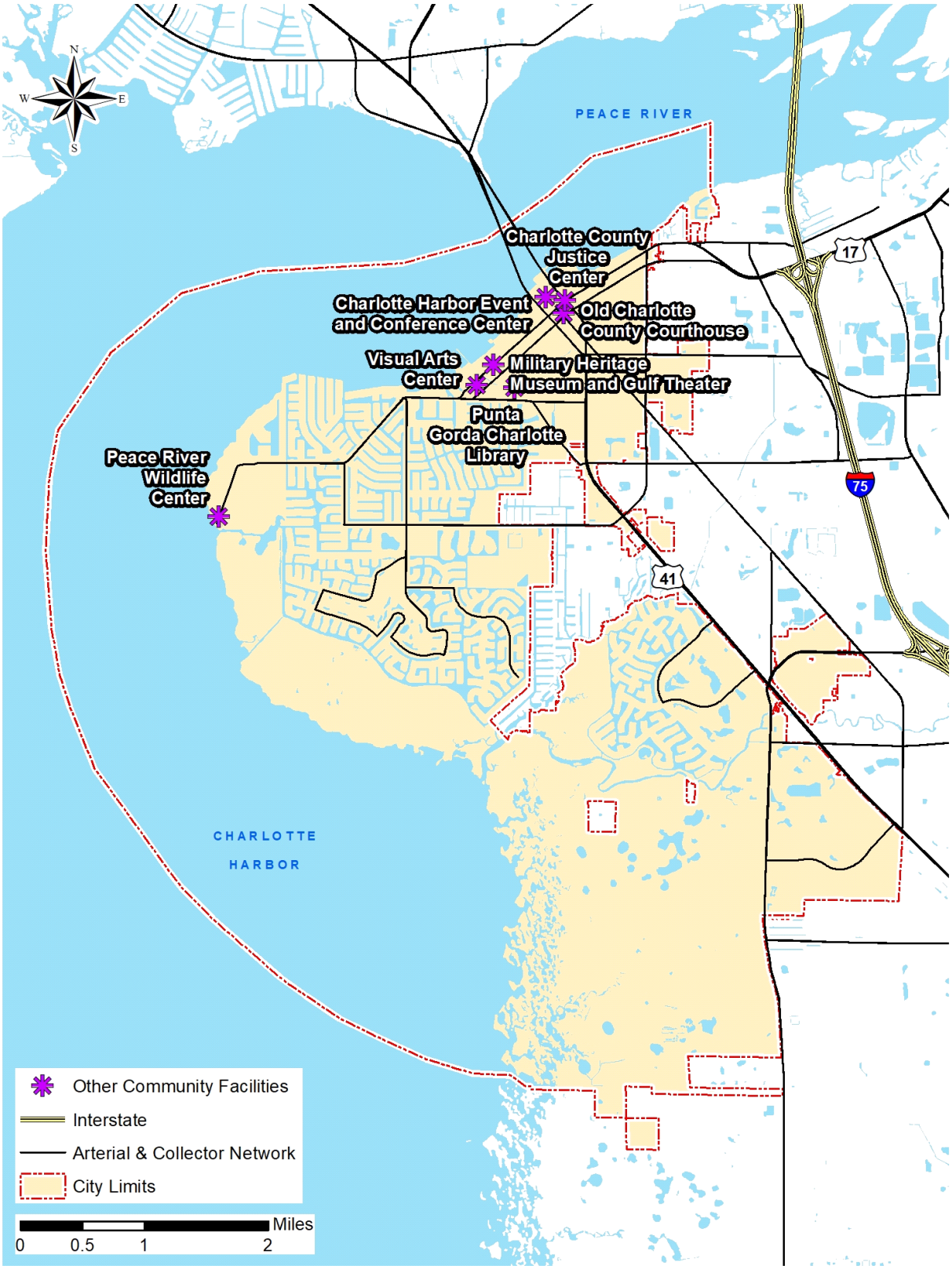
Map #47 – City of Punta Gorda Administrative Facilities



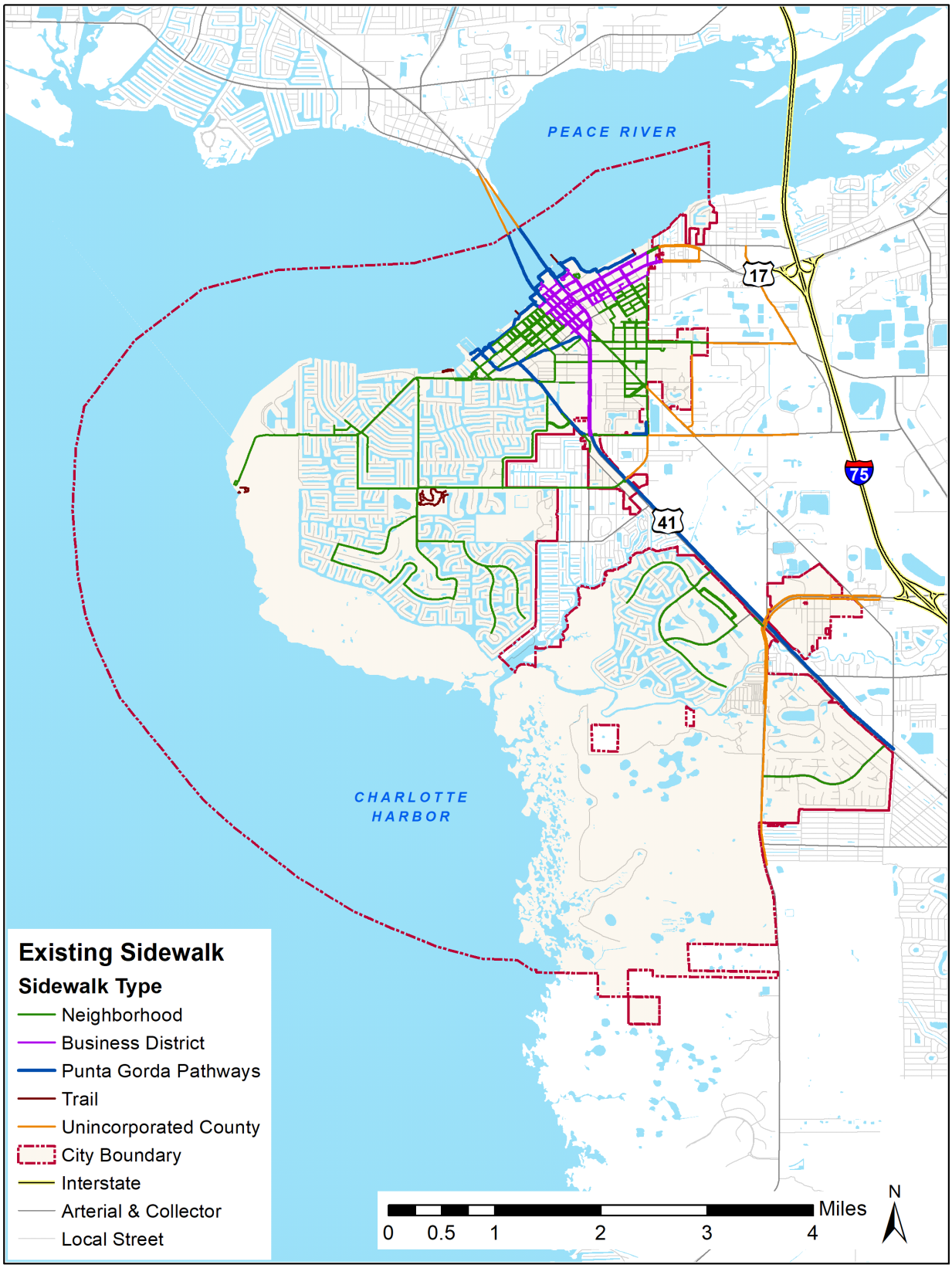
Map #48 – City of Punta Gorda Fire Stations



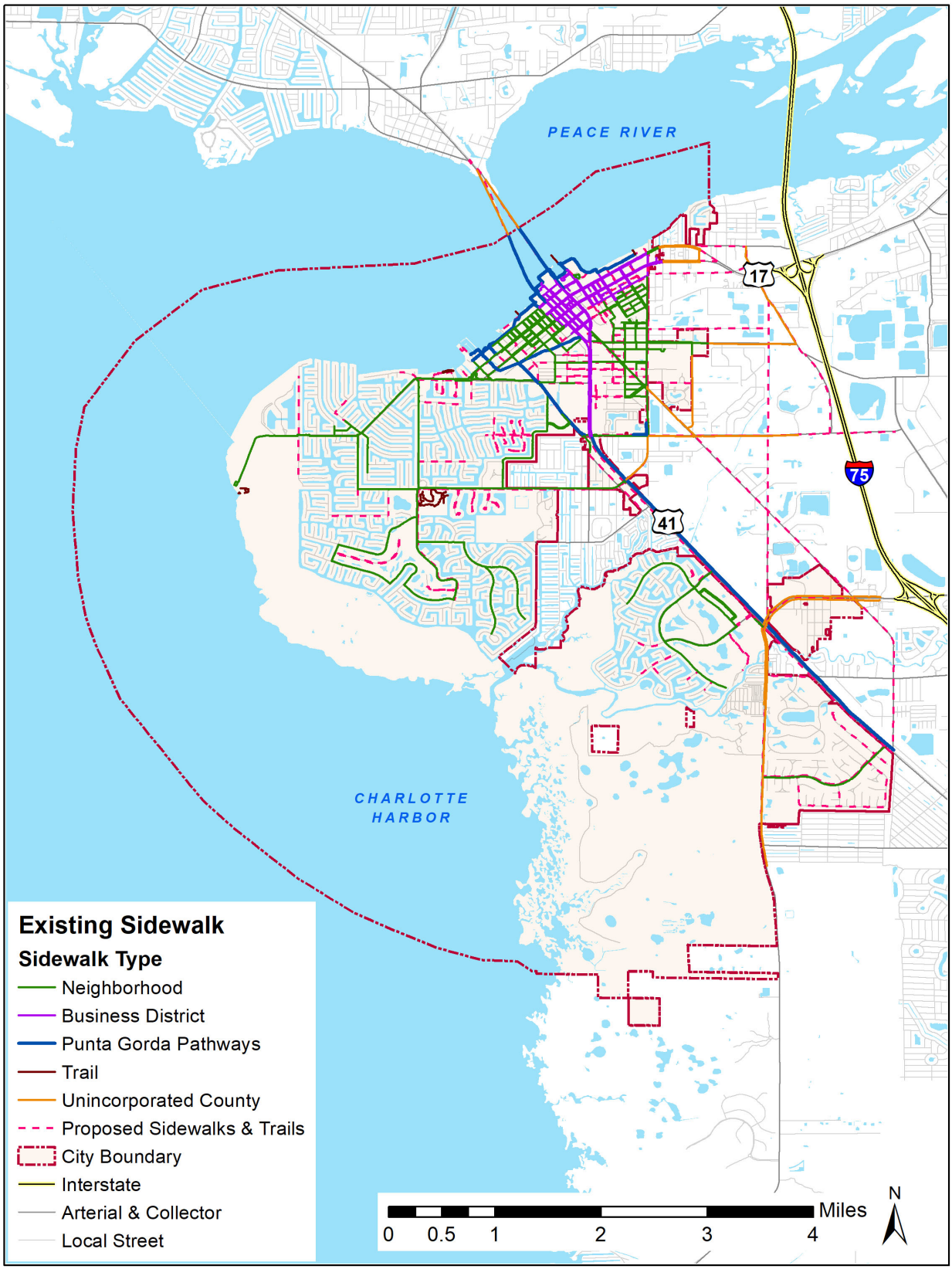
Map #49 – Other Community Facilities



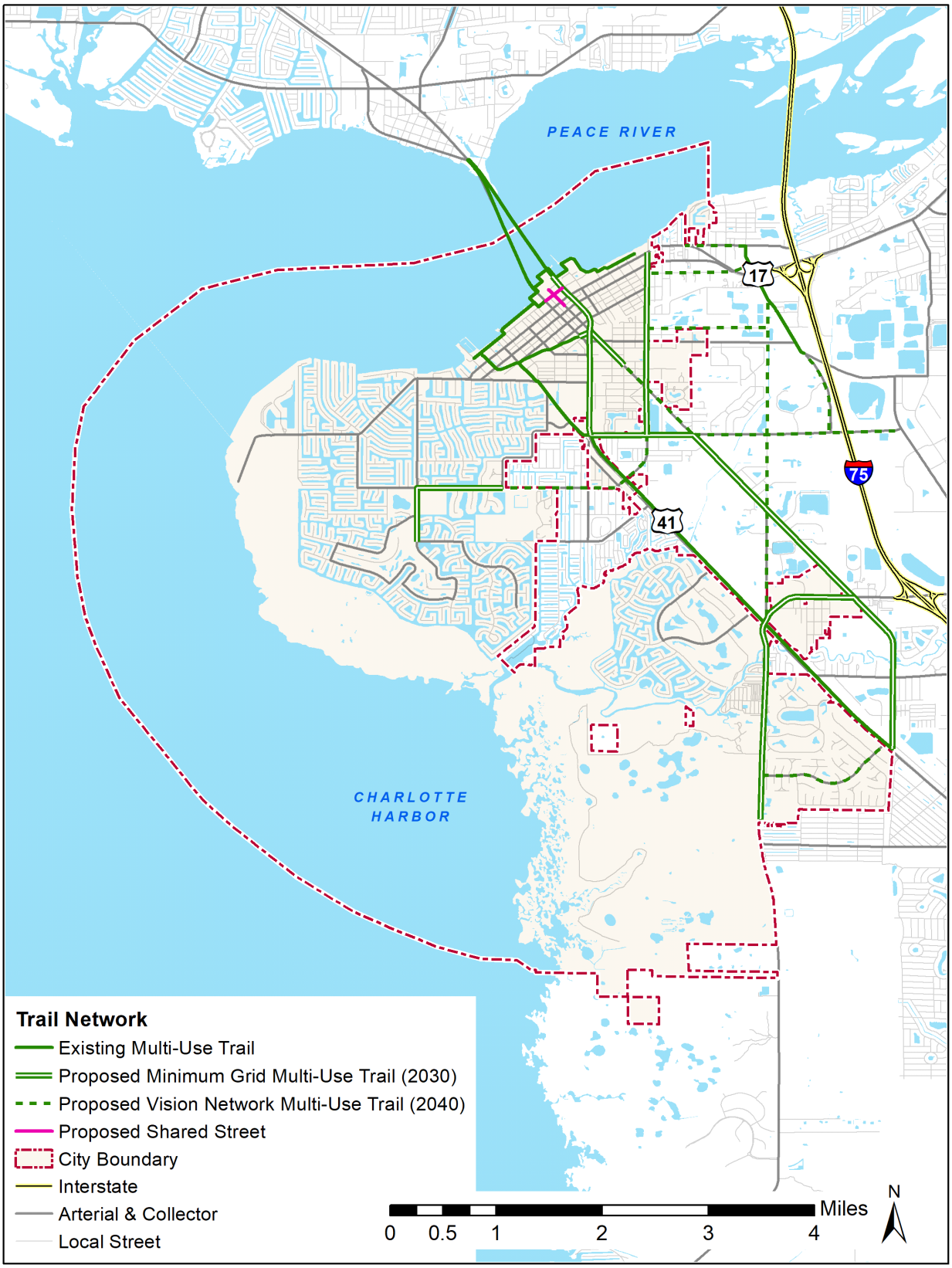
Map #50 – Punta Gorda Existing Sidewalk Network



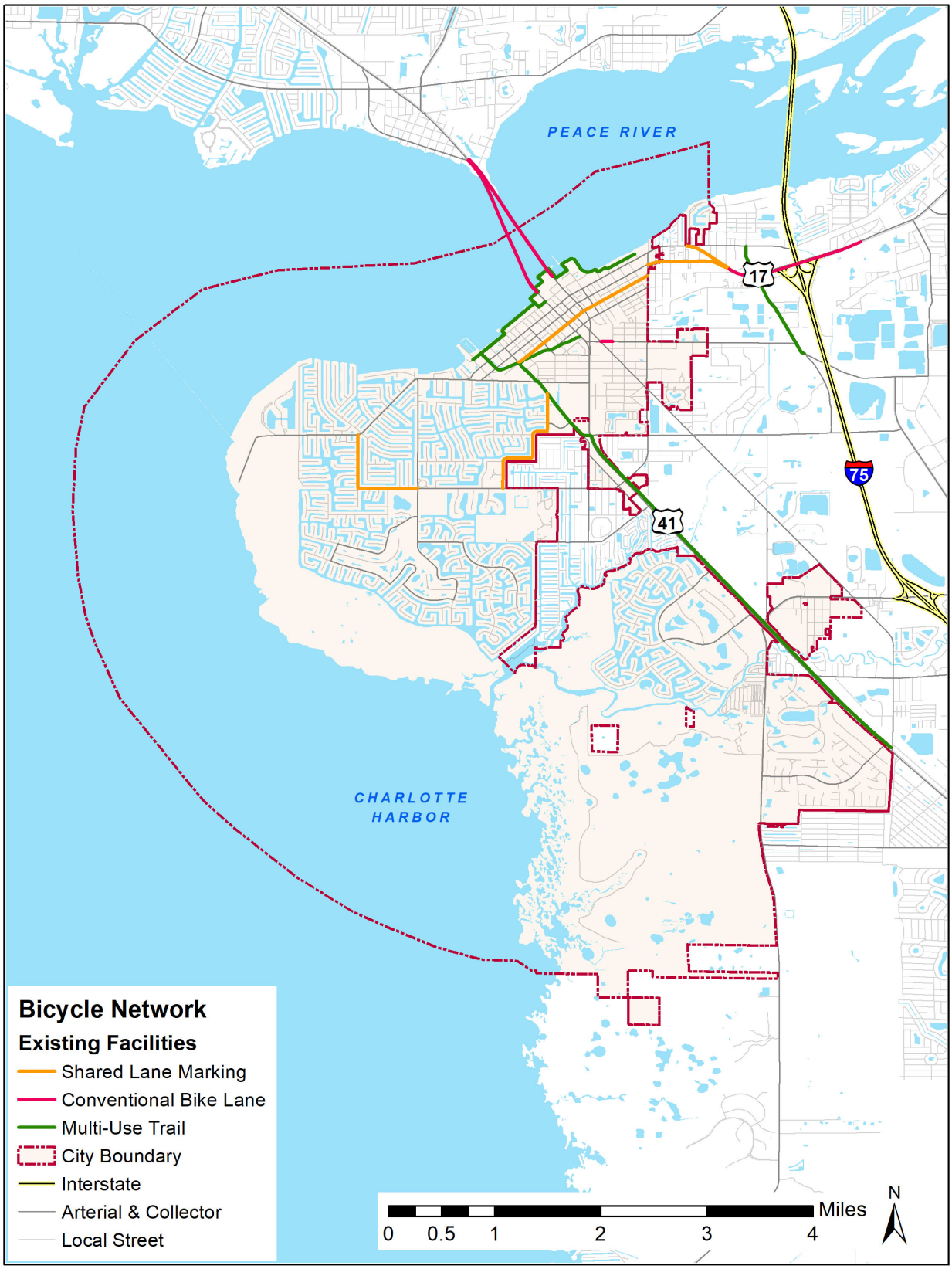
Map #51 – Punta Gorda Existing Sidewalk network and Future Needs



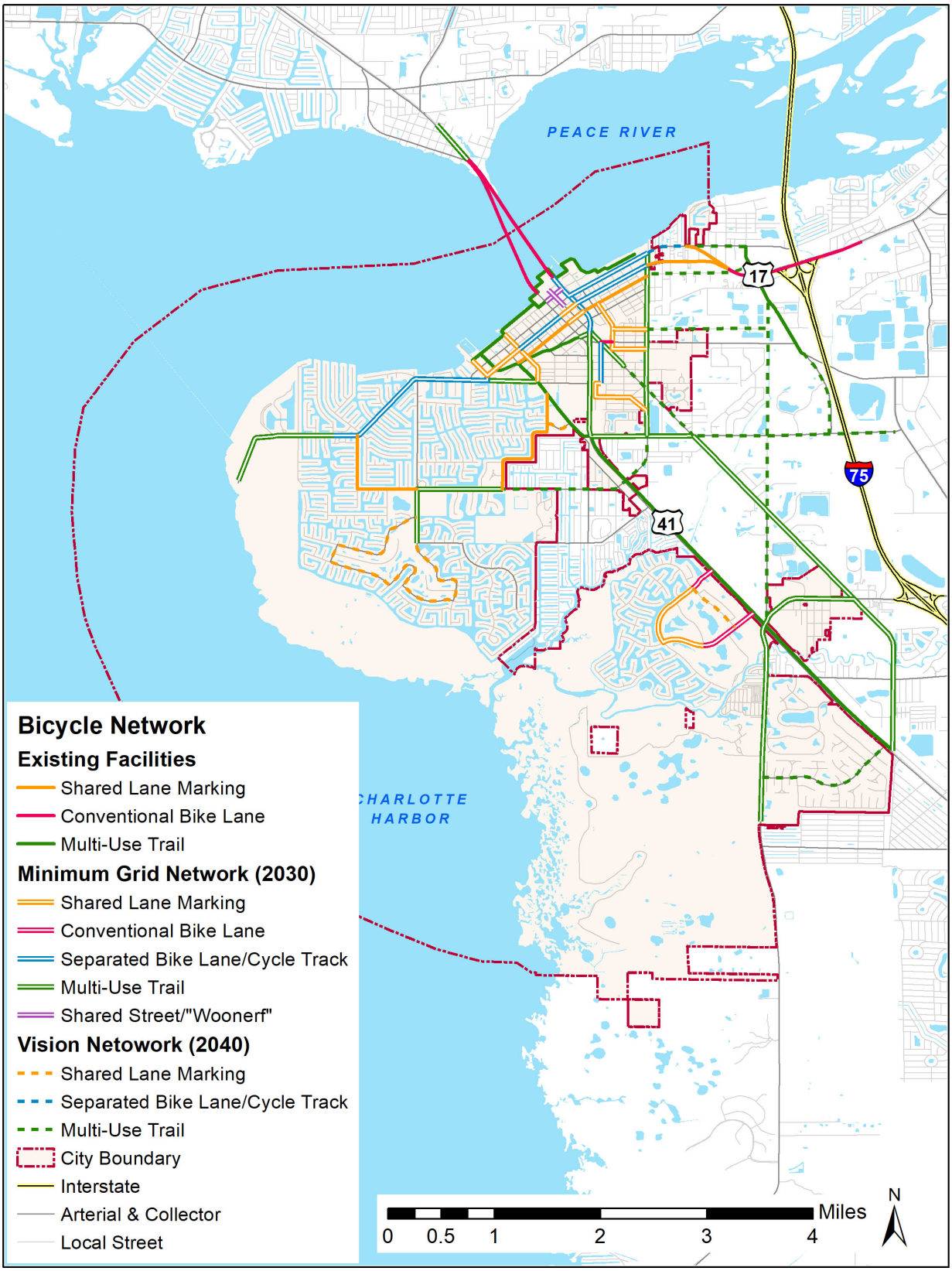
Map #52 – 2019 Citywide Master Plan Recommended Trail Network



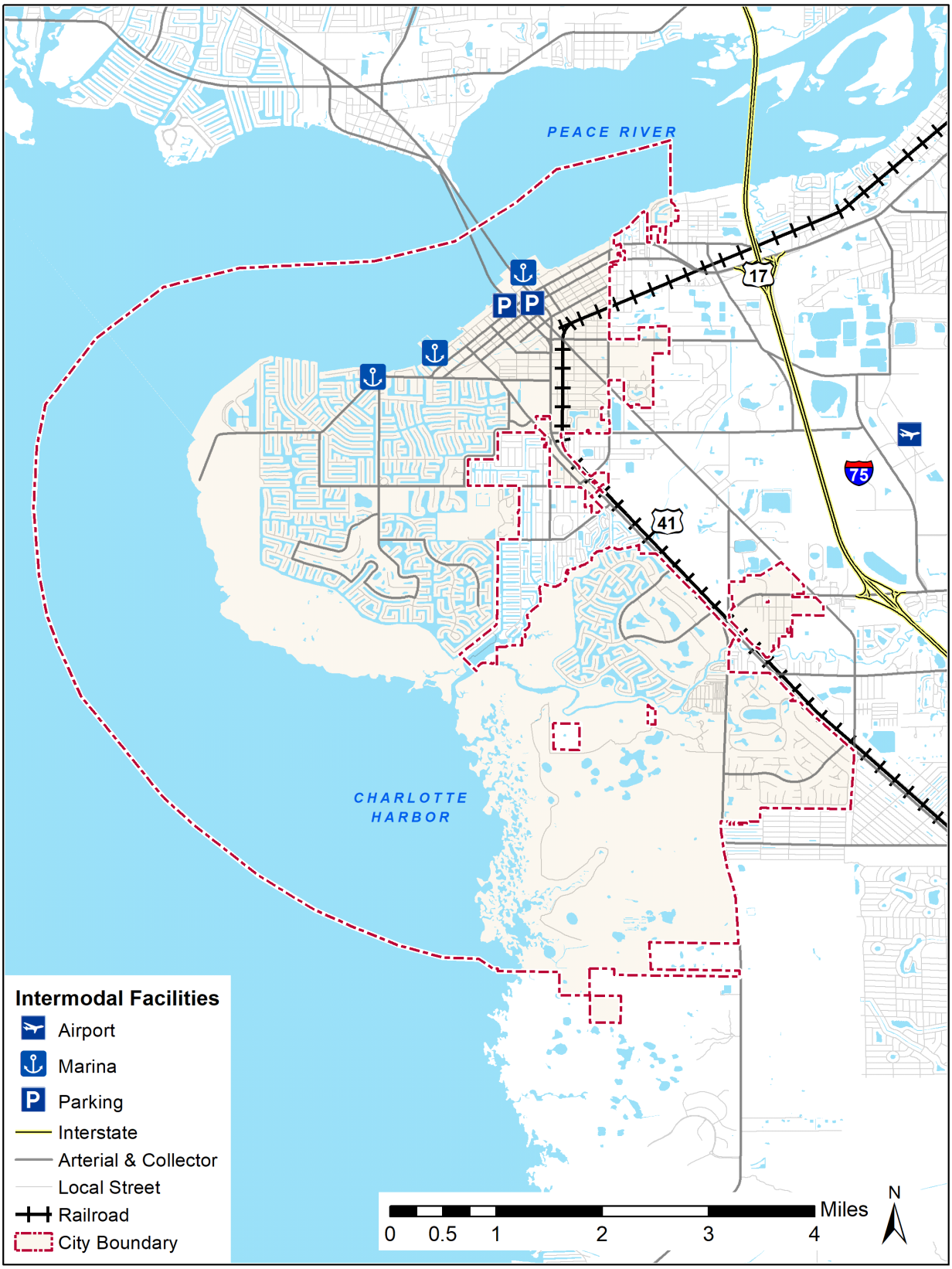
Map #53 – Punta Gorda Existing Bicycle Facilities



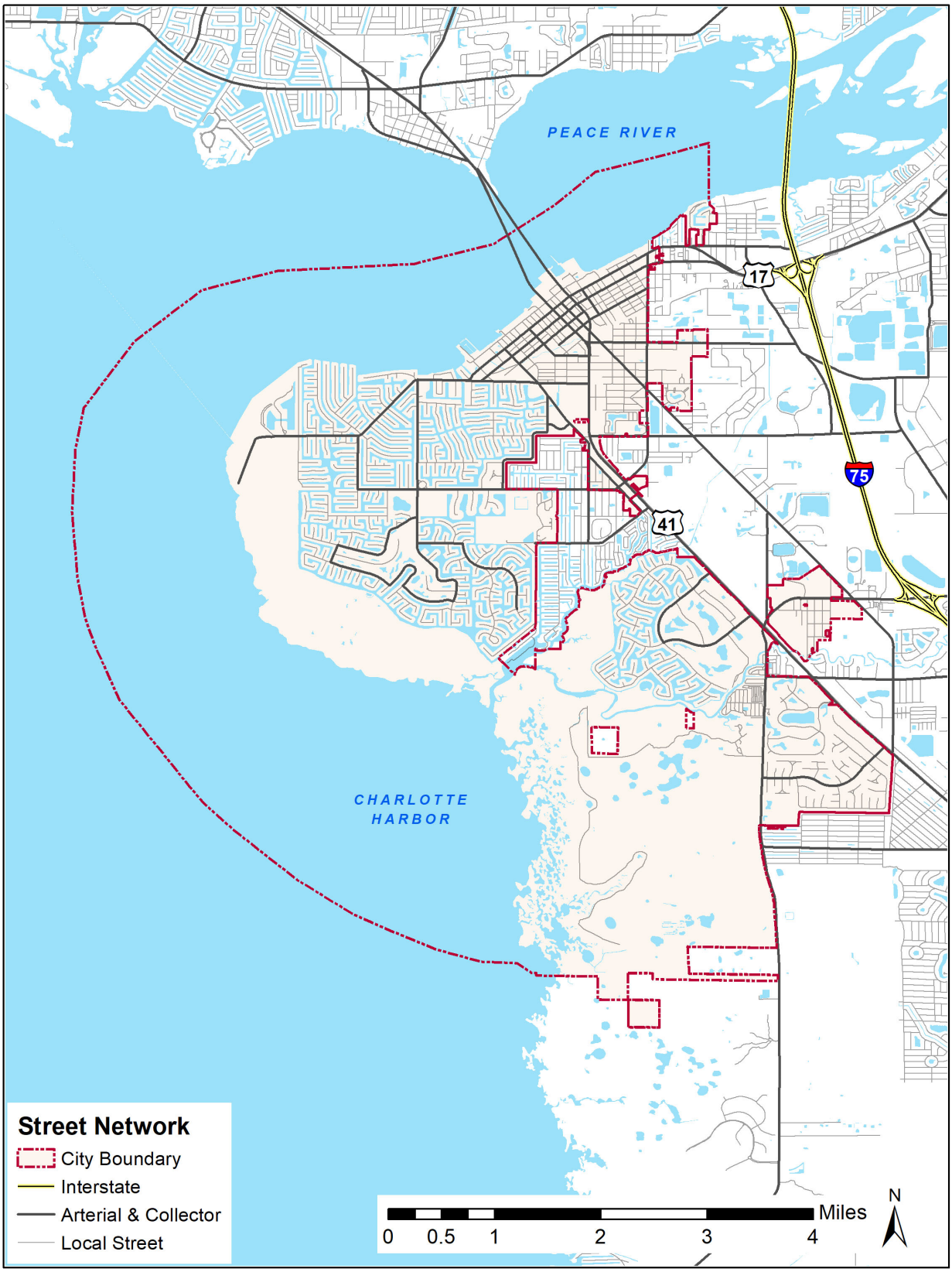
Map #54 – Punta Gorda Existing Bicycle Facilities and Future Needs



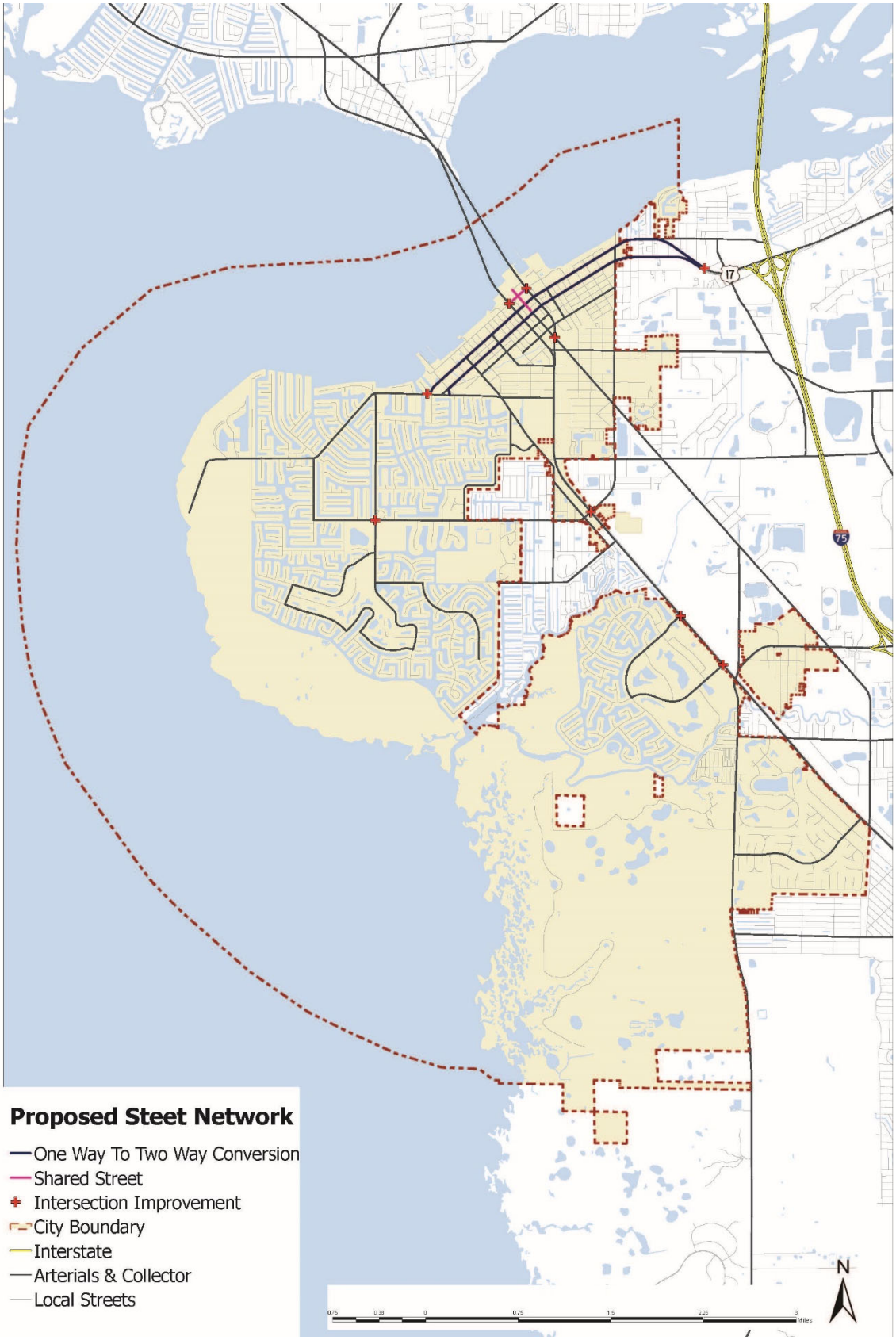
Map #55 – Intermodal Facilities – Parking, Marina, Rail, and Airport



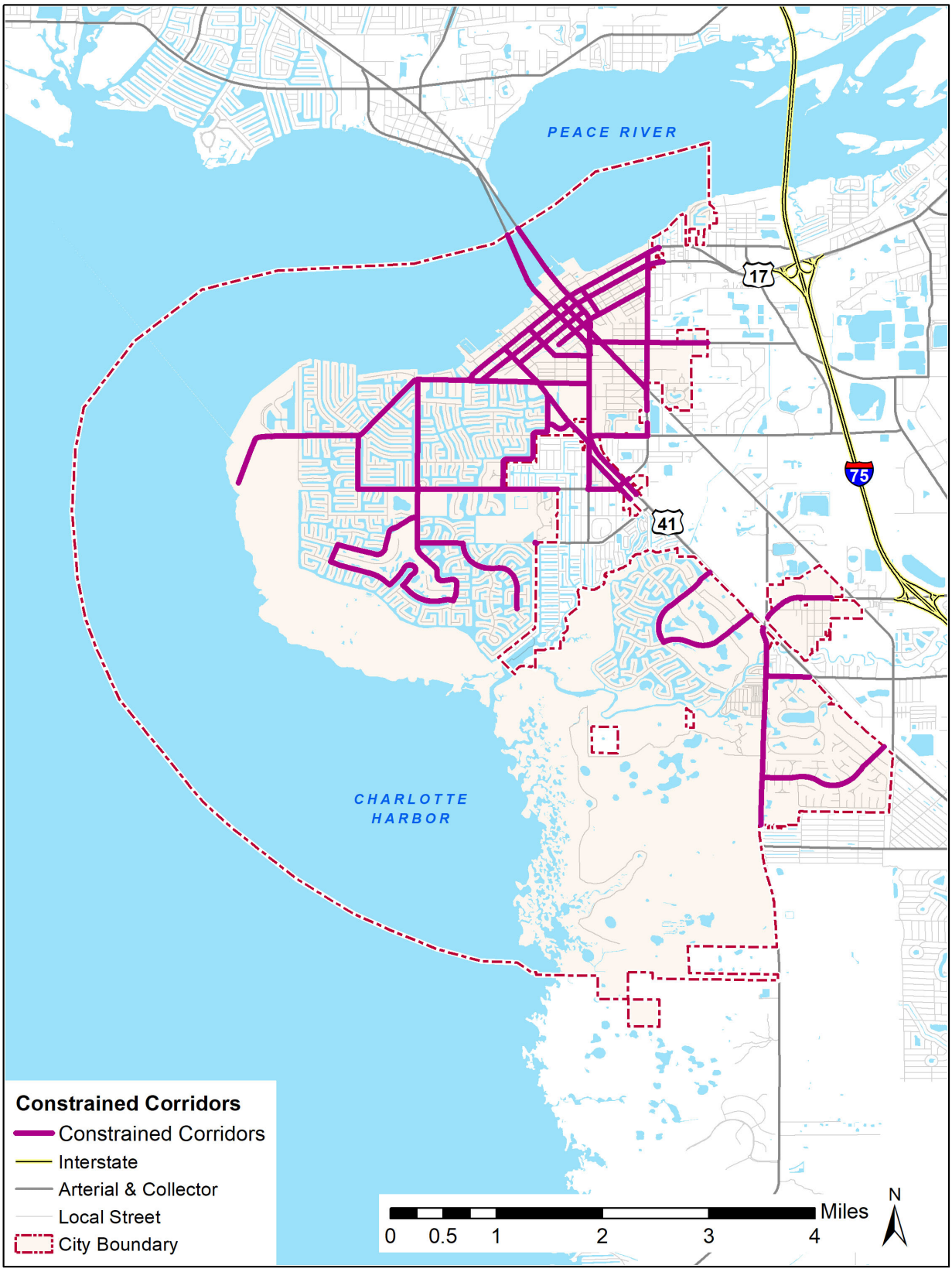
Map #56 – Punta Gorda Existing Street Network



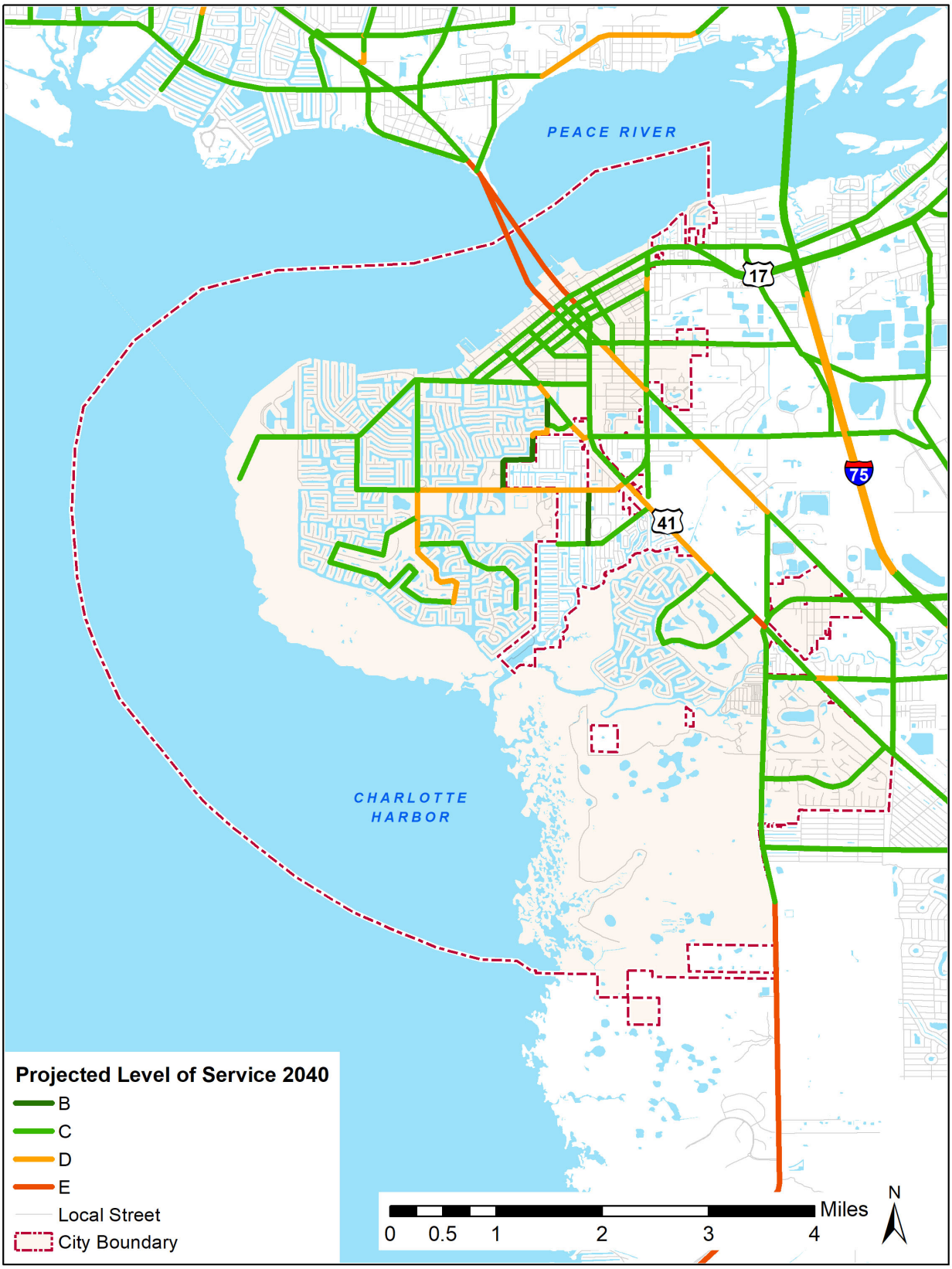
Map #57 – Punta Gorda Proposed Street Network



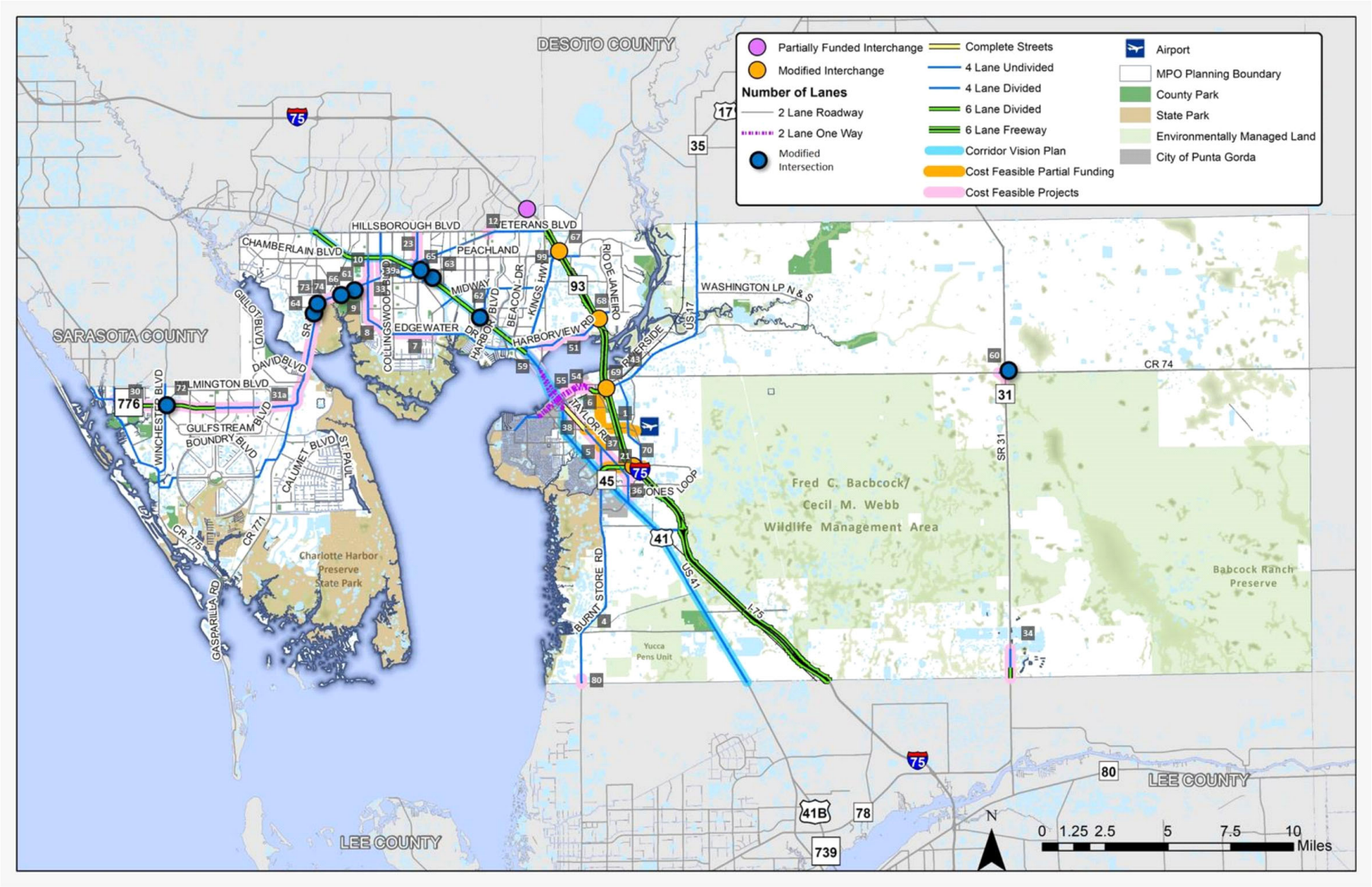
Map #58 – Punta Gorda Constrained Corridors



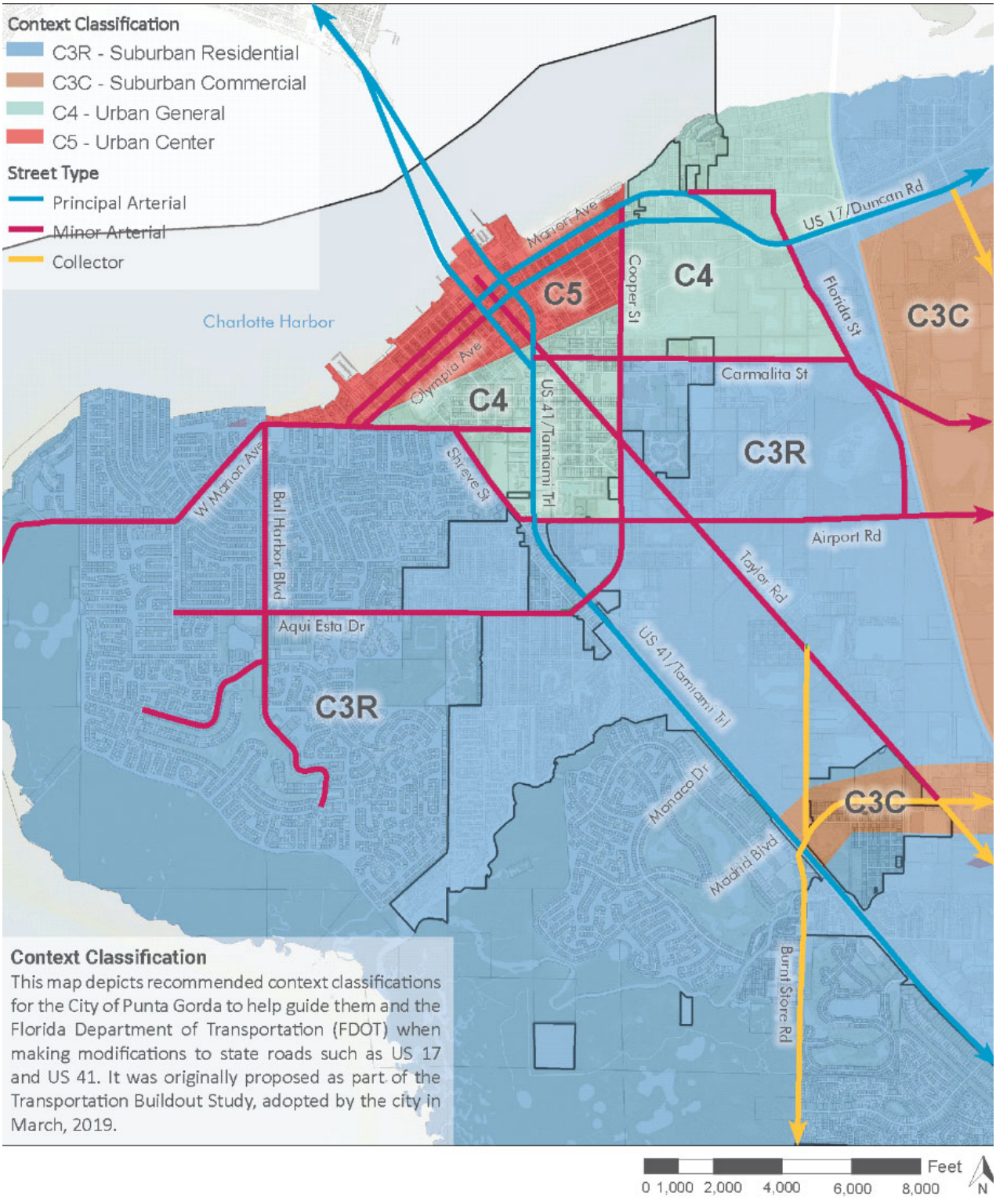
Map #59 – Punta Gorda Existing and Committed Street Network Level of Service - 2045



Map #60 – 2045 Transportation Plan Cost Feasible Needs



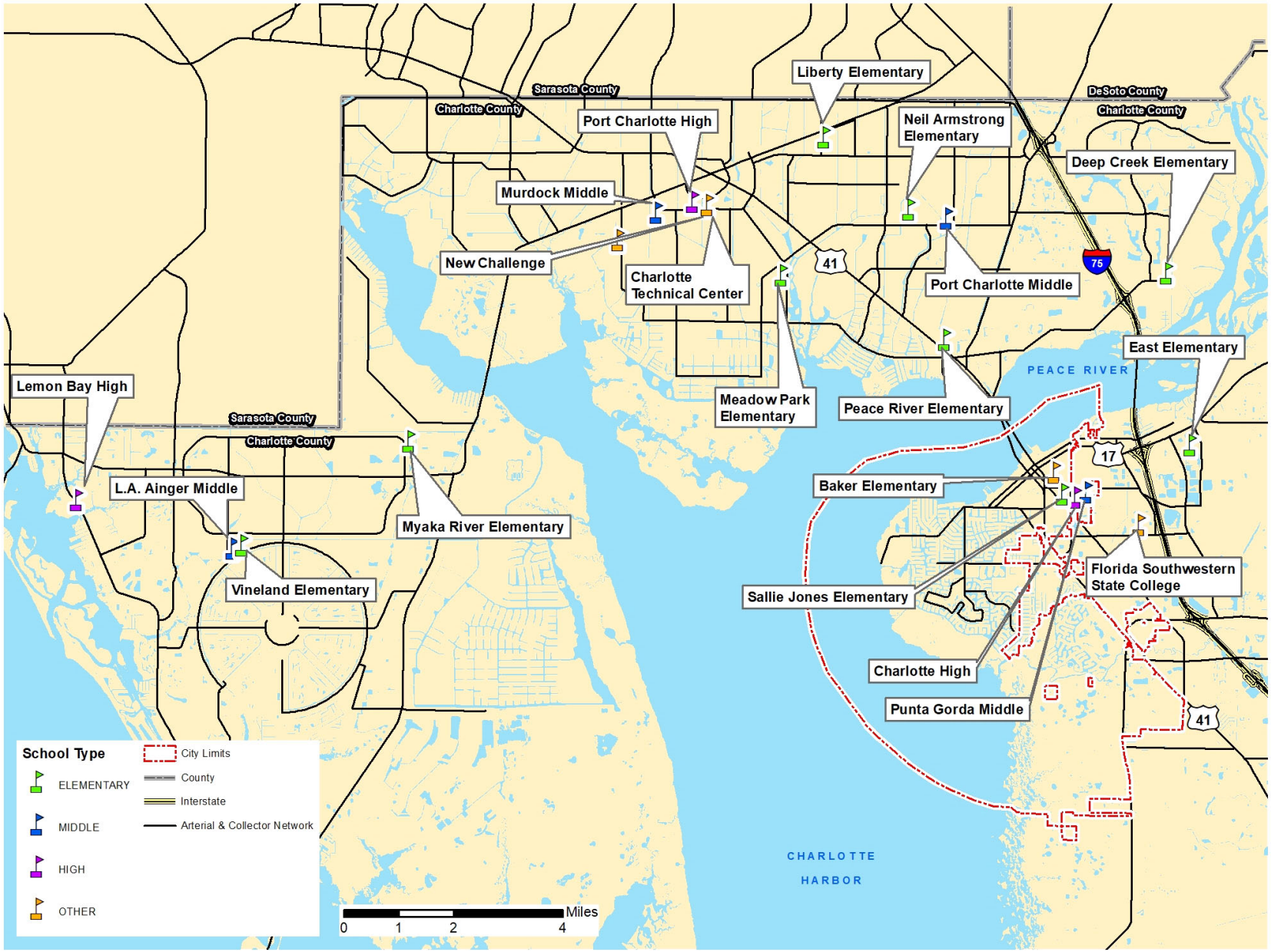
Map #61 – City of Punta Gorda Recommended Context Classifications



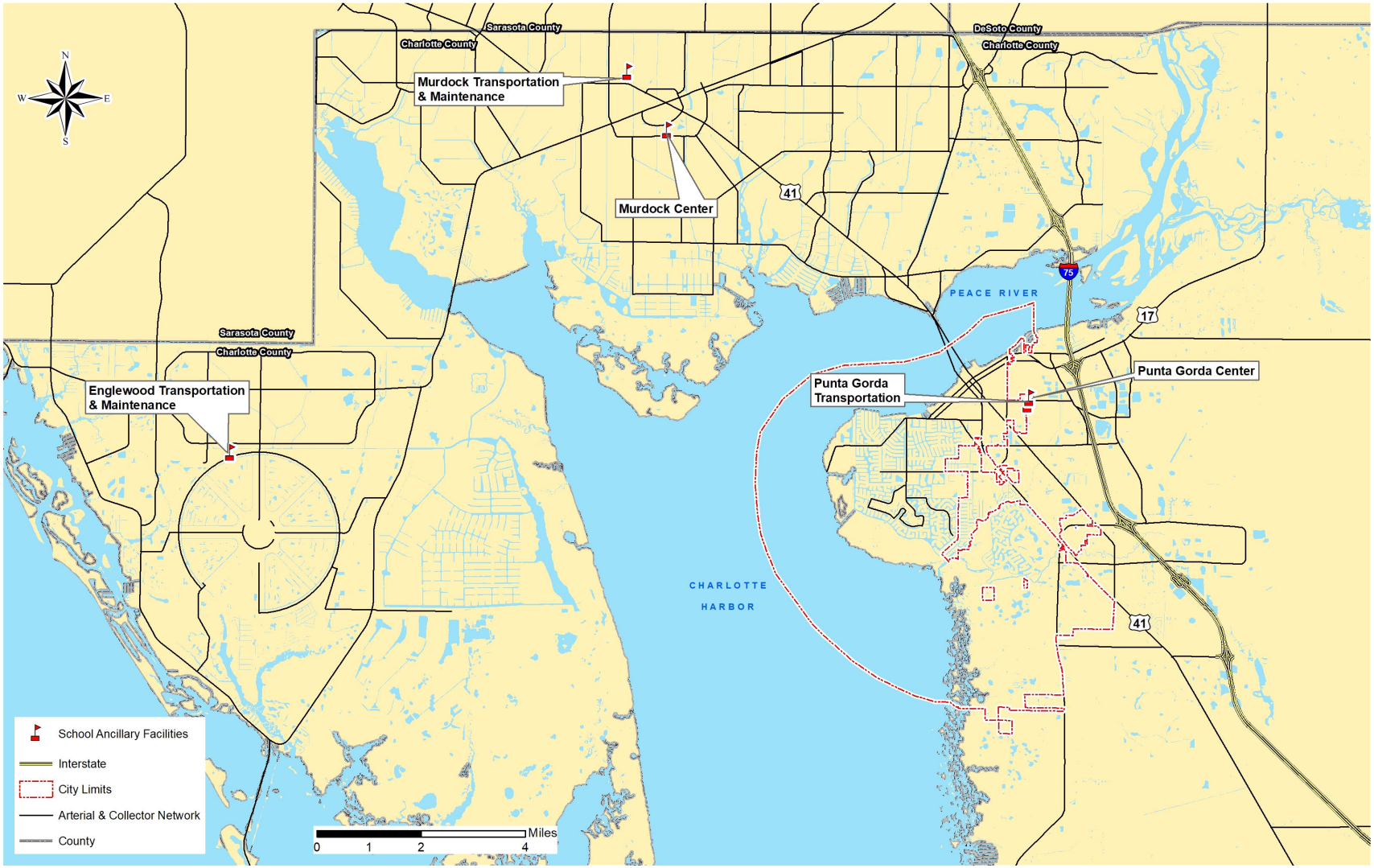
Context Classification

This map depicts recommended context classifications for the City of Punta Gorda to help guide them and the Florida Department of Transportation (FDOT) when making modifications to state roads such as US 17 and US 41. It was originally proposed as part of the Transportation Buildout Study, adopted by the city in March, 2019.

Map #62 – Public Schools



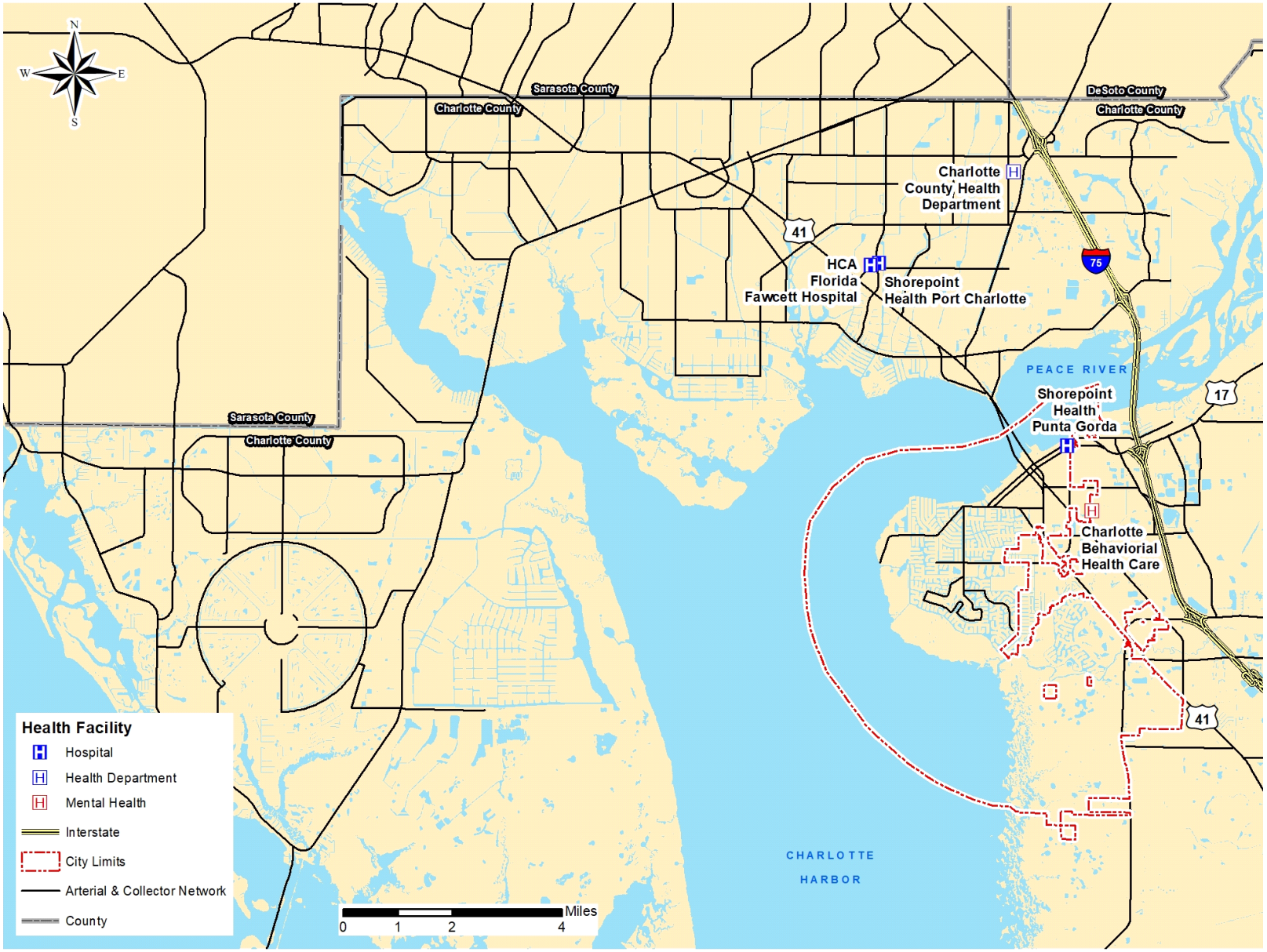
Map #63 – Public school Ancillary Facilities



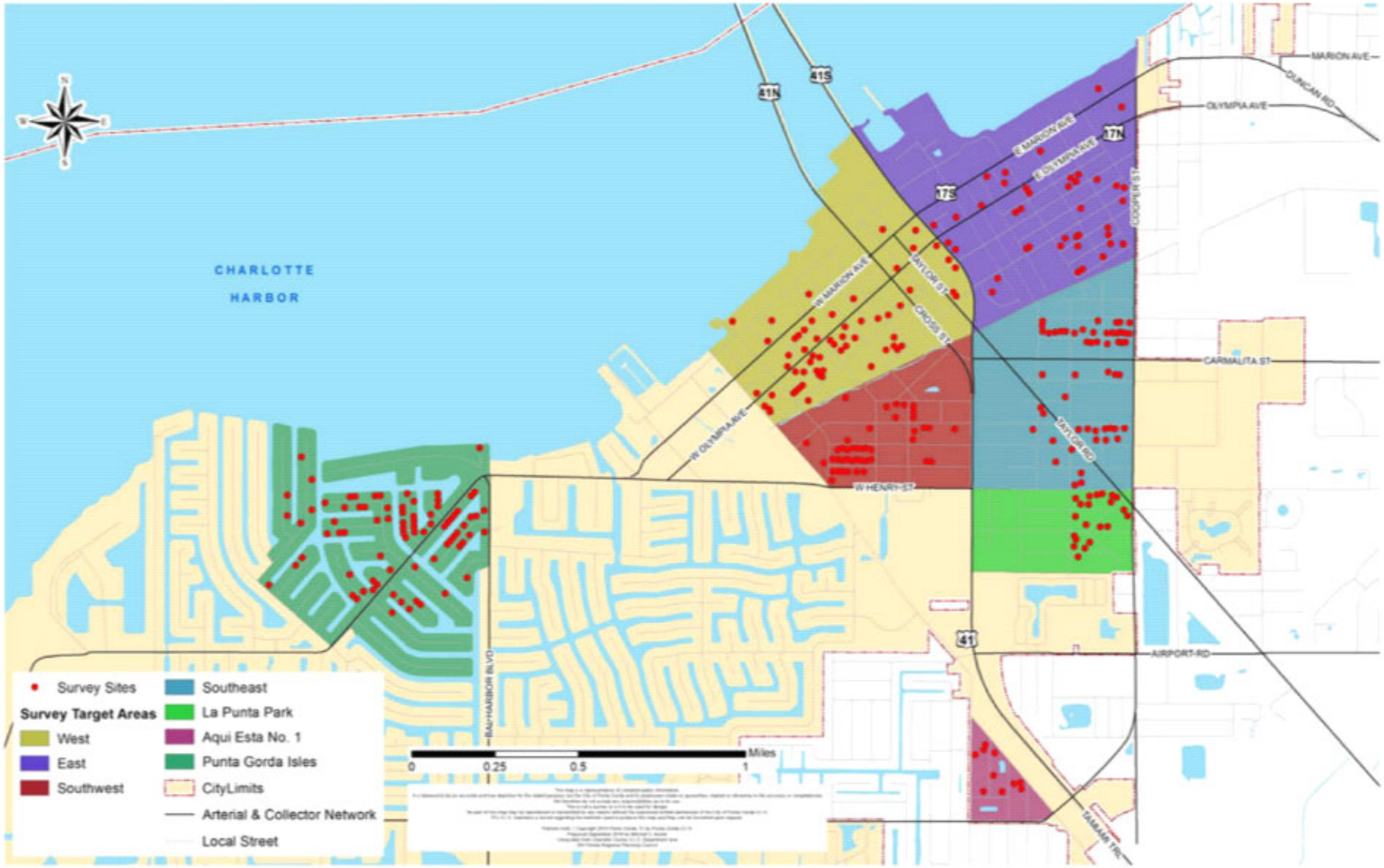
Map #64 – Southwest Florida Regional Planning Council (SFRPC) Participants



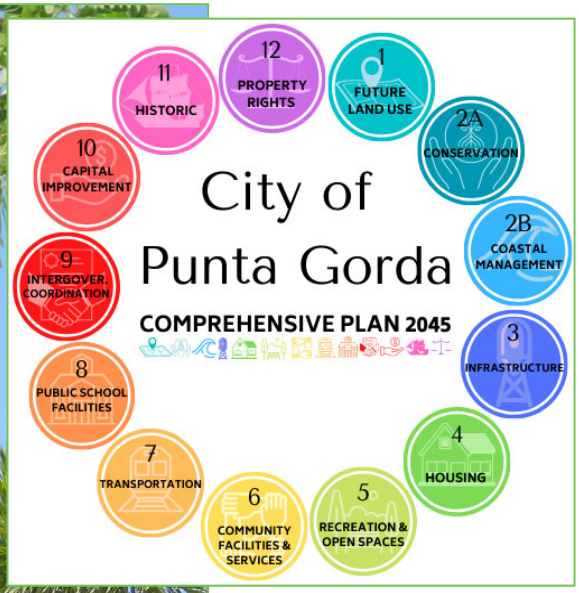
Map #65 – Public Health Facilities Available to City Residents



Map #66 – Historic Resources 2016 Survey Area







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