

October 3, 2019

To: City of Punta Gorda, Urban Design Office

Through: Mitchell Austin, Chief Planner

From: Dover, Kohl & Partners

Memo: Summary and Response to Comments on the Draft Citywide Master Plan

INTRODUCTION

The following memo is a response to comments received for the Draft Punta Gorda Citywide Master Plan. Comments were accepted between August 18, 2019 and September 6, 2019 (though comments beyond that period have also been included) both through the City's website response form and the Plan Punta Gorda website. The goal of this document is to summarize the comments received and to provide a response to those comments, including how and when the comments will be addressed and to provide clarification for why certain recommendations have been included in the plan. An appendix with the complete list of public comments received throughout the public comment period has been attached to the end of this memo—names and emails have been removed from comments to maintain confidentiality.

The comments and responses have been organized by plan topic. In many cases, comments refer to actions that will be determined or further detailed during plan implementation and as a part of follow-up actions, such as the comprehensive plan and zoning updates. This has been noted throughout the response to comments wherever it is applicable. In other cases, there are revisions, additions, and clarifications that the Dover-Kohl team will make to the master plan based on community input. These changes have been noted in the responses below and will be included as a part of the Final Plan, **which is scheduled to be released to Planning Commission on October 18, 2019.**

SUMMARY OF COMMENTS AND RESPONSE TO COMMENTS

I. BOATING & CHARLOTTE HARBOR

Summary of Comments:

The boating community has expressed concern that the plan over-emphasizes biking over boating. Feedback included expanding the section of the plan dedicated to boating and water-related activities and providing more comprehensive recommendations for expanding and managing boating. Additional comments include providing more public docking areas, including at Gilchrist Park, and improving facilities to attract more visitors who can patronize the city's shops and restaurants (also as an alternative to adding more residential to downtown). A counterpoint to the cost of major improvements is to hire a facilities manager to improve the quality of existing facilities on a daily basis and implore neighboring developments to offer more amenities to boaters (such as showers and restroom facilities). Some respondents expressed that they moved to Punta Gorda for the boating and feel that it has not been adequately represented among the major issues in the Draft Plan.

Response to Comments:

The Draft Master Plan includes all of the recommendations from the Boaters Alliance Waterfront Master Plan, with the only exception being a recommendation to consider moving the existing dinghy docks at Gilchrist Park as part of

a future agreement to complete a new western mooring field and associated upland facilities and day docks at Fishermen's Village and the Punta Gorda Waterfront Hotel (PGWH). Upon completion of these new amenities the existing dinghy docks could be moved to either of those hotels or to the Charlotte Harbor Event Center. This was recommended as a compromise for the neighbors of the park who do not support the construction of a western mooring ball field and who do not want to see visiting boaters use the park as their point of entry into and out of Punta Gorda. Whether or not such an agreement is adopted would be determined during plan implementation as part of a follow-up study for a new mooring ball field and expansion/construction of the marinas at Fishermen's Village, PGWH, and the Sheraton Four Points.

In response to the comprehensiveness of the boating section in the plan, Dover-Kohl will add additional information to the Final Citywide Master Plan, **which is scheduled to be released to Planning Commission on October 18, 2019.** This will include new best practice recommendations for managing anchorage and mooring ball fields, as well as more detailed strategies for expanding boating tourism and boating amenities through partnerships with Charlotte County and private entities like Fishermen's Village and Sunseeker. As for the concern about biking vs. boating, the recommendation is that these two are not mutually exclusive and that both merit investment and improvements. There was significant community feedback to improve and expand bicycle and pedestrian facilities. Improving this infrastructure not only provides an alternative to driving, thus reducing the number of cars on the street, but it also attracts tourists and neighboring residents as a recreational amenity. The plan maintains that this is a "both and" rather than an "either or" situation.

II. MOBILITY

Summary of Comments:

Some respondents feel that biking and walking was mis-represented in the report as it is limited by seasonal comfort, which would not be entirely mitigated by shade trees. Additionally, references were made to the fact people ride bikes for recreational purposes rather than as a mode of transportation.

Many are concerned about the seasonal traffic differences for proposed road changes. There is a concern that it would lead to too much vehicular congestion in high season which would also decrease walkability near desirable destinations. There were also comments that expressed reservations about parking. They felt that parking downtown is already strained in the high season and that adding more development downtown would continue to strain parking.

Response to Comments:

The draft plan's recommendations around biking and walking in Punta Gorda build upon several existing studies conducted by the City and the Charlotte County Punta MPO, as well as recommendations from community bicycle groups. Punta Gorda's existing multi-use trails are well-loved and help to attract visitors. Given the size of the city, many destinations are located well within biking distance from each other. While it is true that weather is an important factor, well-designed facilities with adequate shade can help to mitigate the negative impacts of heat and humidity. Even so, it is expected that the number of people walking and riding bicycles would decrease during the summer months. More importantly though, these alternative modes of transportation are perfectly suited for Punta Gorda's winter months, which is exactly the season when we would want to get more people out of their cars to reduce strain on the parking supply and to reduce the amount of car traffic overall.

While many bicycle rides in the future will continue to be for recreational purposes, providing the option for people to use their bicycles instead of cars to get to places in and around their neighborhoods safely and comfortably is still

a worthwhile goal. Every time a person chooses to take their bicycle to lunch instead of their car that translates to one less parking spot needed to accommodate them. Encouraging more walking and biking in general, whether as transportation or recreation, is vital to creating healthier and more attractive communities.

In terms of parking, the plan recommends several strategies to help manage parking supply and demand. It also recommends structured garages to be included in the development of large opportunity sites, including City Market Place and Fishermen's Village, in order to accommodate new residents and visitors. The recommendation to reduce parking requirements was included in the Plan as a way to stimulate new development in areas that are not seeing any investment, but also as a reflection of changing transportation options. As the city becomes more bicycle and pedestrian friendly people may choose to own fewer cars. Providing more housing options in and around downtown also helps to support a more car-free lifestyle, which is especially attractive to a number of retirees who would prefer not to drive.

Concerns over the one-way to two-way restoration of Marion and Olympia, as well as the right-sizing of US 41 through the downtown (from three-lanes to two-lanes in each direction) in order to accommodate bicycle facilities and slow-down traffic have been noted. All street network recommendations have been reviewed and recommended by the team's certified transportation engineer, Rick Hall. These are mid- to long-term projects that would require additional follow-up studies and continued coordination between the County and FDOT District in order to be implemented.

Dover-Kohl will revise the illustrative plan and parking maps in the Master Plan to correct for a few surface lots that have been mistakenly replaced with new buildings. Dover-Kohl will also consider revisions to the proposed bicycle network based on specific feedback from residents. New text will also be added to better explain how seasonality in bicycle usage due to weather is expected and does not dampen the overall benefits of expanding and upgrading these amenities across the city. These changes will be included in the Final Citywide Master Plan, **which is scheduled to be released to Planning Commission on October 18, 2019.**

III. ECONOMIC DEVELOPMENT & FISCAL SUSTAINABILITY

a. Commercial Development

Summary of Comments:

There is some urgency expressed in increasing commercial development over other types. Many believe that the current mix of 89% residential and 11% commercial taxable properties is not remedied by the amount of residential proposed in the Draft Plan and that increasing the amount of commercial development is preferred. There were suggestions of focusing on commercial development (rather than residential) in the Jones Loop Area, with mention that this would be an ideal location for big box retail or light industrial/warehouses. A commercial focus for the Market Place was also preferred. A grocery store close to boating and within Downtown was expressed as a commercial need. That to encourage boating and walking downtown, people will need access to a closer grocery store.

Response to Comments:

According to the Economic Development and Budgetary Analysis (May 2019), which included a model projection of future development given current trends and planned development in the region, the market in Punta Gorda could support anywhere from 150,000 to 250,000 square feet of new office and 100,000 to 150,000 square feet of retail space by 2030. At the same time, the housing market could

support anywhere from 580 to 930 single-family detached and attached houses, 320 to 420 new multi-family rental homes, and 300 to 750 new condominium apartment homes by 2030. These market projections reflect historic development trends, the area's limited labor force, the economy's seasonality, the extent of new competition (e.g., Sunseeker Resort) and the city's reputation as anti-development. The emphasis on additional residential development responds to the limited supply of housing for the workforce employed in the city and the importance of walk-in customers for downtown businesses. One of the strengths of mixed-use development is the potential to attract more customers from nearby housing on a more frequent basis.

The projected development would not improve the overall balance between the residential and non-residential property tax rolls. If this city grows and develops as projected, the residential share of total taxable value would increase from 88.7 percent in 2018 to 89.0 percent by 2030. If commercial development were to be blocked, the shift would be more severe with the residential share of taxable value growing as high as 96.7 percent by 2030.

Commercial development projections are closely related to the job market. While the plan recommends policies to incentivize more commercial development, it is limited by what the realistic demand for office/commercial space is in Punta Gorda today and what it will likely be in the future. One possible solution is to annex areas that are largely commercial, such as the area by the Airport. This strategy, however, could come at a high cost to the City, as described more in the 'Annexation' section below. Another solution is to continue working with the County's Economic Development Department and outside partners to attract more businesses to Punta Gorda. Improving the overall quality of life for residents with better parks, more mobility options, high quality schools, and diverse and affordable housing options also helps to attract more businesses and professionals to the area.

To address concerns surrounding commercial development and the tax split, the Dover-Kohl team will provide a more in-depth summary of the findings from the Economic Development and Budgetary Analysis in the 'Strategic Commercial Development' section of the plan. This will help to ground the recommendations in the existing market realities of the region. Dover-Kohl will also illustrate another alternative for development in the Jones Loops Rd focus area which will show greater emphasis on commercial development. This information will be included in the Final Citywide Master Plan, **which is scheduled to be released to Planning Commission on October 18, 2019**. Partners for Economic Solutions will also investigate the feasibility of a downtown grocery store and include their findings into the final Economic Development and Budgetary Analysis.

b. Annexation

Summary of Comments:

Several citizens expressed that the solution to the 89/11 tax split is 1) commercial development (some even saying specifically non-retail commercial) and 2) annexation of what they refer to as "logical" Punta Gorda – areas south of "legal" Punta Gorda which is where some of this commercial development is taking place. These two ideas are tied together in that annexation would immediately bring more commercial development into the tax base while encouraging more to be developed downtown.

Response to Comments:

The Economic Development and Budgetary Analysis (May 2019) studied the fiscal impacts of annexing new areas into the city. While Partners for Economic Solutions did not calculate how annexation could impact the 89/11 tax split specifically, they did include estimates of existing development and projected development for the annexation areas. Table 4 in their report shows that in all of the annexation areas combined there is currently 4,499 residential units (not including 3,807 mobile homes), 326,910 square feet of office, 401,344 square feet of retail, and 1.5 million square feet of industrial space. Projections for 2030 include anywhere from 740 to 1,220 residential units and 245,000 to 430,000 square feet of commercial/industrial development. Combined, the annexation areas do have a higher ratio of existing and potential commercial development relative to residential when compared to City of Punta today and in the future.

While annexation could, therefore, help to improve the current tax split it also comes at a cost to the City. As described in the Budgetary Analysis Table 5—which looks at annual expenditures, revenues, and required initial capital investments for each annexation area—many of the areas will generate net revenue losses to the City on an annual basis. This is especially true of commercial-heavy areas, including the airport, Taylor Rd, and US 17 East. Combined, these three areas would result in a net revenue loss of \$1 million annually and would require \$6.4 million in initial capital investments. Based on the findings described in the Economic Development and Budgetary Analysis, it will be up to City Council to weigh the costs and benefits of annexation and decide whether or not to prioritize balancing the tax base through annexation, even if it represents an overall loss in net revenues to the City.

IV. Housing**a. Residential vs. Commercial Development Downtown**Summary of Comments:

There is concern that residents downtown would be at odds with the type of commercial being developed i.e. music venues or restaurants that would be too loud for residents. Residential shouldn't be located where large events have taken place historically, i.e. Market Place, because that will lead to conflicts around noise levels and parking to the detriment of Punta Gorda losing its well-attended events. Some respondents believe that if we are trying to draw more people in, then the focus should be on adding jobs downtown and allowing people to drive to work, rather than building residential downtown with no jobs for people to afford living there. Thus, commercial should be prioritized over residential development downtown.

Response to Comments:

Adding more homes in to the downtown area is a key recommendation of the Draft Master Plan and Economic Development and Budgetary Analysis (May 2019). Development in the heart of downtown that does not include a residential component is difficult to justify financially. Existing office rents of \$16 to \$18 per square foot limit the feasibility of developing a major Class A office building, which would typically need rents of \$25 or more per square foot. That coupled with low retail rents, even in the Downtown Core, suggest that smaller-scale commercial buildings of 10,000 to 20,000 square feet would be most appropriate in areas with lower land values like East Downtown, whereas larger mixed-use buildings that also include retail and residential space would be more feasible in the Downtown Core

where land is more expensive. Second-floor office above retail space would be attractive to some types of tenants, but they would require an elevator for accessibility, which is a cost that needs to be spread over a block of space, making it difficult financially.

The Economic Development and Budgetary Analysis suggests an additional 20,000 to 25,000 square feet of well-designed downtown retail space in order to round out the offerings. This will be particularly important in helping downtown attract the many new visitors expected to stay at the Sunseeker Resort just across the bridge in Port Charlotte. This amount of new retail can be easily accommodated in just a portion of ground floor spaces in the City Market Place site alone. This still leaves several development sites downtown that can accommodate residential uses and a mix of residential and office uses.

The addition of new downtown housing is critical to the long-term health of downtown's small businesses, which are finding it difficult to remain profitable given the economy's seasonality and a dependence on drive-in business. A larger community of downtown residents who could walk over for a cup of coffee in the morning or a drink at night could help provide the extra business needed to achieve profitability.

In response to possible noise complaints, Dover-Kohl will add additional recommendations and policies to ensure that new residential development in the heart of downtown does not come at the expense of keeping this area a lively dining and entertainment destination. These additions will be included in the Final Citywide Master Plan, **scheduled to be released to Planning Commission on October 18, 2019.**

b. Amount and intensity of New Housing

Summary of Comments:

There is concern that the plan has shown too much potential development, and especially too much residential development. There are some who expressed fears that this will lead to overcrowding and put undo strain on Punta Gorda's infrastructure and resources.

Response to Comments:

The City's existing zoning favors development of single-family detached houses at a density of no more than 3.5 to 6 units per acre. Where multi-family housing is allowed, no more than 15 units per acre can be developed. These restrictions do not allow for compact development and efficient use of land. They limit the number of housing units that can be developed on the city's dwindling supply of developable land, and they encourage construction of larger units rather than smaller units that might better fit the needs of the local workforce, which is a major concern for employers in the city. Revising density controls will not only help to create more affordable units, it will also bring in more revenue per acre into the City's General Fund.

As described in the Economic Development and Budgetary Analysis (May 2019), when land with multi-family zoning costs \$150,000 per acre, each apartment must bear a land cost of \$10,000 at 15 units per acre. When the allowable density is increased to 25 units per acre (still appropriate to two-story garden apartments), the land cost per unit declines to \$6,000. In the Punta Gorda market, even that small a decrease in land costs can make the difference in project feasibility. From the fiscal standpoint, single-family detached units generate an average of \$8,600 per acre from all General Fund revenue sources. This compares with \$20,200 per acre from low-density apartments and \$26,900 per acre from low-

density condominiums—2.4 to 3.1 times more than single-family housing. At the higher densities made possible by structured parking, apartments and condominiums generate 4.9 to 6.2 times what single-family detached housing generates per acre in General Fund revenues.

The Draft Plan clearly lays out investment priorities in Figure 4.2 – Investment Sectors Map. This is done to ensure that population growth and residential demand is captured first and foremost in the greater downtown area, where the City’s existing infrastructure can best accommodate it. The residential development shown in the Draft Plan is based on an optimistic view of what the local market could support, with a priority placed on new development occurring in and around downtown Punta Gorda. What will actually be built is dependent on market forces and the exact land development controls that are adopted following the Master Plan process as a part of the comprehensive plan and zoning update.

c. Diversity and Affordability of Housing

Summary of Comments:

There is concern that affordable housing will be accompanied by the need for more schools and social programs which will create a larger financial burden long term. Many stated that if residential is to be downtown or at the waterfront that it should be kept at a price commendable to the beauty and vibrancy of the area. Also, some stated that if residential was developed downtown, there is also doubt that it would be affordable enough to attract younger people to move to Punta Gorda.

Response to Comments:

Providing more diverse housing types and encouraging more workforce and affordable housing options was a priority expressed among small business owners, employers, and many residents of Punta Gorda throughout the Master Plan process. Higher property and land values in the Downtown Core suggest that this area is not the best-suited to provide affordable units, though they should be encouraged through a density bonus program. In all likelihood rental and condo apartments provided in the Market Place site will be marketed to seasonal visitors and retirees looking for a car-free lifestyle. The area with the greatest opportunity for more diverse housing types, including workforce housing and low-income subsidized housing, is the neighborhoods east of US 41 from downtown all the way to Airport Rd. There is also an opportunity for more diverse and accessible housing options in the Jones Loop Rd area.

Given the large service economy in Punta Gorda, providing more affordable housing will help the city attract more workers, a point that is especially important considering the development of the Sunseeker Resort across the bridge. More workforce and moderate income housing will also benefit other professionals including nurses, teachers, and city employees—all of whom are critical to the long-term success of the city.

V. Community Character & Land Use

a. Growth & Small Town Feel

Summary of Comments:

Many are concerned that encouraging growth and preserving the small-town character are mutually exclusive goals, and that the plan has focused on the former to the detriment of the latter. Many are supportive of drawing people in for commercial activities of shopping and dining but are concerned that

residents in the downtown would be bothered by this level of activity. Comments suggest that ensuring parking and traffic are not limitations to commercial development and making a vibrant downtown is a higher priority than residential downtown which they don't believe will be as successfully leased or affordable and could exacerbate parking and traffic issues downtown.

Response to Comments:

We would like to acknowledge the concern that the amount of development shown is contrary to what some respondents view as a small town feel. Dover-Kohl has attempted to present a level of development downtown that would be feasible for developers while still fitting into the existing context of the city and while providing the option for community benefits such as public open space to host events and art-related uses. The amount of development shown is also a reflection of the market projections and recommendations from the Economic Development and Budgetary Analysis (May 2019), such as the importance of providing mixed-use residential options downtown—in order to ensure more financially feasible projects and to help support downtown businesses—as well as the importance of encouraging more multi-family housing since it generates more revenues per acre than single-family houses. See also responses to the 'Mobility', 'Commercial Development', and 'Housing' sections above.

A building's architectural character typically contributes much more to preserving a unique sense of place than whether the building is 3 or 6 stories. That is why the recommendation to revise the City's land development regulations to include form-based elements and more comprehensive architectural guidelines is of utmost importance. Furthermore, it is important to note that the exact intensity of permitted and bonus development will be decided following the Master Plan process during implementation and as a part of the comprehensive plan and zoning updates.

b. Market Place and Event Space

Summary of Comments:

There is concern about where event parking will go if Market Place is developed, as it is often used for parking during outdoor car and boat shows. The Events Center also uses its own parking lot to host car and boat shows. Citizens are worried what will happen to their large outdoor events. There is a suggestion that the Taylor Ave/Town Square might be used to host festivals. There were other comments that focused on the amount of residential development shown at the Market Place site. They believe it should be more commercial.

Response to Comments:

The options presented for City Market Place in the Draft Plan are meant to illustrate the amount of development and potential uses that the site could support given different intensity controls and possible future policies, including an incentive or bonus program which allows additional intensity in exchange for community benefits. While the Market Place Site is currently used as event parking, this is a temporary use that the current owner has allowed and is not the highest and best use of this prime location. The plan recommends including structured parking in the Market Place block, as well as in front of the Event Center to accommodate future visitors and residents alike. In response to concerns about the amount of residential versus commercial space, please see the responses in the 'Housing' and 'Commercial Development' sections above.

The Draft Plan does strongly recommend including public open space as a community benefit, which could be included in a development proposal in exchange for added height and density. This idea is demonstrated in Options 2 and 3. This resulting new town square at Taylor and Marion, coupled with the transformation of Taylor St from Marion to Harborside Ave into a shared/festival street, creates a dedicated space downtown to host outdoor events, such as the annual Christmas tree lighting (as illustrated on page 131). The concerns regarding where the car show could be held in the future are noted and would have to be considered in a proposal to add structured parking at the Event Center. As mentioned above, the exact design and intensity of development in City Market Place will depend on market forces, as well as adopted development controls implemented as part of a comprehensive plan and zoning update.

c. Gilchrist Park

Summary of Comments:

There are concerns that too much of the parking has been retained in the proposed Gilchrist Park plans and that there should be more green space.

Response to Comments:

The Draft Plan recommends reducing the amount of paved parking in Gilchrist Park. Since the plan has been released, City Council has decided to delay the bid for construction of Phase 2 parking in the Park. It will be up to city leaders to decide whether to make revisions to the previously approved design for parking in Gilchrist Park or whether to proceed with it as is.

d. Pickleball

Summary of Comments:

A number of respondents expressed concern that Pickleball is not referenced in the Master Plan. They feel that the city needs to bring back all eight courts in Gilchrist Park and plan on building even more public and private courts, since Pickle Plex won't be able to keep up with the growing demand for Pickleball even once it's completed. They would like Punta Gorda to capitalize on the growing popularity of the sport and be a premier destination for Pickleball players.

Response to Comments:

The Draft Plan is focused primarily on the topics of land use, urban design, mobility, diverse housing and commercial growth. While it does propose new public greenspaces, it does not propose any recommendations for recreational programming in those spaces. Given significant community concerns regarding the management of parks, recreation, and public programming in general, the Draft Plan added an action item in the implementation chapter which calls for a new Community Affairs Department with one to two new full-time positions. The goal of this department would be to help manage and develop public programs and services. To really delve into the question of how many additional Pickleball courts the city may need in the future would require undertaking an updated Parks & Recreation Master Plan, which was last prepared by the City of Punta Gorda in 2009, with additional public input gathered in 2017.

e. Jones Loop Area

Summary of Comments:

There is some contention as to the land use for the Jones Loop area, whether it should focus on commercial development or light industrial rather than be a complete neighborhood. Others expressed that it should be a low priority as far as implementation with the Downtown and Waterfront are the top big ideas.

Response to Comments:

In response to comments regarding the Jones Loop Rd focus area, the Dover-Kohl team will illustrate a second development alternative that favors more commercial development along Jones Loop Rd and reduces the size and extent of the neighborhood center proposed there in the Draft Plan in order to reduce competition with the Downtown and other existing neighborhood centers. This second option will be added as a part of the Final Citywide Master Plan, **which is scheduled to be released to Planning Commission on October 18, 2019.**

VI. Implementation

Summary of Comments:

The implementation section should lay out priority items of what could be accomplished under the current City budget before the long-term tax revenues are realized from residential and commercial development.

Partners listed in comments:

- Punta Gorda Isles Civic Association (PGICA)
- Downtown Merchants Association
- Punta Gorda Chamber of Commerce
- (new/proposed) Parks Department or a staff member dedicated to work on its parks
- Encourage/strengthen partnership with county government
- Encourage/strengthen partnership with District 1 residents/Historic District HOA

Response to Comments:

Dover-Kohl will revise the implementation matrix to include the potential partners recommended by the community above. They will also create a short list of priority action items for each of the plan's goals to be included in the implementation chapter. These revisions and additions will be added as a part of the Final Citywide Master Plan, **which is scheduled to be released to Planning Commission on October 18, 2019.**

APPENDIX: FULL LIST OF COMMENTS RECEIVED

See the following pages for a complete table of comments received from the public. For the sake of privacy, names and emails have been removed from each comment.

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	8/19/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	We came to Punta Gorda because it was a waterfront community. I do not see that the boating aspect of our town shows in your plan. I feel that because the city manager is a biker we are slowly changing from a waterfront community to one that is endorsing biking. If we are to plan on biking then get bike paths first before you advertise us as a biker community. We must preserve and share the fact that we are first and foremost a BOATING COMMUNITY.	Boating & Charlotte Harbor
Draft Plan Exit Survey	8/21/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	We need more public docking which could be installed (controlled) by the city and this would reduce traffic while still bringing in shoppers and restaurant visits. There could also be city docking space at the YMCA & PGBC properties. A little dredging to the existing area and some rental docks would bring in money to the city.	Boating & Charlotte Harbor
Draft Plan Exit Survey	8/22/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	The plan is generally on the right track. It focuses a great deal on housing, roads, and the downtown area, but one of the most important reasons for Punta Gorda to exist is boating and this section is unfortunately the weakest.	Boating & Charlotte Harbor
Draft Plan Exit Survey	8/22/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	The plan needs much stronger and more specific recommendations regarding boating. We are several hundred slips short of need. The plan needs specific recommendations to attract marine related businesses and services if the waterfront if we try want to be a boating destination. The attention and focus the plan devotes to this is not enough.	Boating & Charlotte Harbor
Draft Plan Exit Survey	8/22/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	Pay more attention to the Boaters Alliance recommendations.	Boating & Charlotte Harbor
Draft Plan Exit Survey	8/22/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	Third, when I moved up to punta gorda 20 years ago I dropped a hammer in my canal and got a net on a long pull to retrieve it. This winter the canal viz only improved to about 18 inches. I suspect a lot of this is from the lawn run off (pesticides, fertilizer, and grass trimmings.) We need to think about taking radical steps to clean up the water in the canals even if that means NO LAWNS.	Boating & Charlotte Harbor
Draft Plan Exit Survey	8/31/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	The most important strategy is to maintain the small town characteristics of Punta Gorda. Maintaining sufficient green space and minimizing run-off into the harbor is essential. Having a healthy harbor is the essential to sustaining Punta Gorda as a desirable place to live and do business.	Boating & Charlotte Harbor
City Website Comment	9/3/2019	Comment, Suggestion, & Questions	The plan specifically calls for a kayak launch to be created at the north end of Colony Point, which is a residential neighborhood. Did any thought go into the effect this would have on the residents, i.e. parking and traffic? Or was it simply added to "the plan" because someone thought it would be a good idea to put a kayak launch in someone else's front yard? This makes me question as to whether the rest of the plan is nothing more than random ideas that sounded good to someone.	Boating & Charlotte Harbor
Draft Plan Exit Survey	9/5/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	PRESERVE HARBOR WALK: We want to see the Harbor walk. We utilize this all times of the day. This has become the hallmark to Punta Gorda's health and vibrancy. It is what most shared with out of town guests.	Boating & Charlotte Harbor
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	There is a beautiful rendering of a new marina with a large sailboat at the dock. How is the sailboat going to get there? Are you going to put in a draw bridge? We need a large public marina that sailboats can get to. Fisherman's Village is not an option for locals like us because there are no safe tie ups and space is very limited. We have watched boats get beat up against the dock when the wind picks up. It would also be a huge mistake to remove the dingy docks at Gilchrist. It should be easy and free for boaters to dingy in to enjoy the park/playground and the local restaurants. This city seems so unfriendly to boaters and yet it is a boating community. We moved here for the boating and fishing and now we are wondering if this was a mistake. We came from an area that was much more friendly to boaters.	Boating & Charlotte Harbor
Draft Plan Exit Survey	9/6/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	Make this community a boating destination. If there are facilities, visiting boaters will come and they will spend money.	Boating & Charlotte Harbor
Draft Plan Exit Survey	9/6/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	Dingy docks, protected dockage, ships store, beach access - Gilchrist Park is a key area for this due to its proximity to downtown and the other features of the park.	Boating & Charlotte Harbor
Draft Plan Exit Survey	9/6/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	Expand Gilchrist Park dingy docks and beach area for visiting boaters. Add marina by Gilchrist Park which is accessible by sailboats. Putting another marina to the east of the southbound 41 bridge is a mistake. Sailboats can't get there.	Boating & Charlotte Harbor

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	9/6/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	The draft plan does not do enough for the waterfront.	Boating & Charlotte Harbor
City Website Comment	9/8/2019	Comment, Suggestion, & Questions	<p>The study points out the obvious, The cost of major improvements is not fiscally responsible. Renovation is limited by FEMA rules. Expansion of boating use is fought by adjacent homeowners.</p> <p>Given the above, the key is having someone in control of the facilities use and the use of the grounds. Use of the dingy docks and parking could be expanded IF someone is in control and has the authority to patrol the facilities. Abandoned bikes, unsea-worthy dingies, illegal trash dumping, uncontrolled car parking and other issues need to be regulated and checked daily by the facility manager.</p> <p>I don't see the Boaters Alliance or the YMCA stepping up to control the property. If this can't be done, then the area should be considered for day use only and police and city workers enforce rules that protect the property and adjacent homeowners rights. (This option does not promote boating or help the city since it leaves only Laishley Marina for boater access,)</p> <p>The plans suggested renovations to both buildings are necessarily modest but do not improve either building. Lipstick on a pig proposals. If renovations are needed badly (as in new roof on YMCA), they need to be done as maintenance of existing facilities, or the facilities should be demolished and the space preserved as green space until future funded plans can be developed.</p> <p>As an avid boater who anchors off many Florida cities, Punta Gorda is not a boater friendly community. Poor dingy docking, no close by grocery shopping, exposed anchorage, mooring field not sailboat accessible, etc. The Ft. Myers Beach mooring field is a successful operation run by a motel for the city. Using the area under the southbound US 41 bridge and a small jetty, dingy docks and a west mooring field could be controlled by the adjacent motel. Maybe they could be convinced to offer up shower and restroom facilities for boaters also.</p>	Boating & Charlotte Harbor
City Website Comment	9/9/2019	Comment, Suggestion, & Questions	It seems to me that it will cost the city a lot of money and none of the plans are worth the cost. The mooring fields and future mooring fields are never full and will never show a profit. East mooring field has 6 boats and 4 other boats are anchored just outside of the field. The east field started out with 42 moorings, now about 20. The ground tackle has already been replaced and the condition of the mooring balls is a disgrace. The same will happen on future fields (west) If the YMCA and boat club think their buildings need a major repair they should pay for it or the city should increase the rent. The dinghy docks is just a burden on the city tax payers. The users never get the sticker to leave their dinghy overnight and the city seems not to care. The west mooring field will be a waste of money just like the east field. The park is a beautiful park and I enjoy it but I think the city has spent enough money there. I'm not anti boat in fact I own a small sailboat. If the city can't break even all of these projects should be stopped.	Boating & Charlotte Harbor
City Website Comment	9/10/2019	Comment, Suggestion, & Questions	Hi folks, I'm moving to PG in December. I have a jet ski, but I'm selling it here before I come. In the Gilchrist plan is there a consideration for jet ski parking so I could tie up one near the dock? Thanks	Boating & Charlotte Harbor
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	4) I appreciate the concepts of adding kayak launches in addition to Ponce Park. Please look beyond the western and northern shore area and try and get kayak launches in the southern portion of the city in the vicinity of Alligator Creek. Maybe something tied into the new Buckley Pass or in that area. This will open up a significant new area that is relatively safe for kayakers.	Boating & Charlotte Harbor
Draft Plan Exit Survey	8/22/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	Need to focus on attracting big box retail to the Jones Loop area. We need a Costco there. We need safer bike ingress/egress from PGI to Fisherman's Village and the downtown areas. Need to focus on the lower building heights in downtown.	Commercial Development
Draft Plan Exit Survey	8/23/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	I really enjoyed the presentation at the event center on Wednesday. I was particularly taken by the Maker Section. I don't know if this is what you meant, but we have so many second-hand shops, thrift stores, etc. around town: I read about a new one just today. I always thought if we put them into one area, interspersed with cafe's, lunch spots and such, it would be an attraction for people outside of the city to come and spend an afternoon. These are small businesses, and some of them did put out a crude brochure with the names and locations on them. I live here and it's difficult to get to all of them or even a few of them in one day as they are so spread out. Then, I go home—no lunch out, nothing special. Anyway, just a thought. Keep up the good work, and ignore the naysayers!	Commercial Development
Draft Plan Exit Survey	8/26/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	Yes. The commercial development is most important. More revenue base cures all other deficiencies. As well, be aggressive in getting this done as quickly as possible.	Commercial Development
Draft Plan Exit Survey	8/26/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	Passive/restrictive commercial development environment.	Commercial Development
Draft Plan Exit Survey	8/26/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	No, just put more urgency/emphasis on commercial development. The touchy/feely initiatives are not a priority.	Commercial Development

Source	Date	Question	Comment	Topic
City Website Comment	8/27/2019	Comment, Suggestion, & Questions	<p>Completion of a Master Plan is critically important and much good work has been done, however, the draft needs more focus on what the city can control and therefore what needs to be done to facilitate any change. Change is inevitable but must be managed using data and objective decision making. Much of the draft plan seems to be pushing a growth and development model that is out of step with the earlier economic study. The plan should stay focused on the time window from the economic study and not make it look like the Oklahoma Land Rush. The desired state developed through the charette process is solid and the big ideas are directionally aligned, although not completely realistic as presented.</p> <p>The great majority of land included in the plan is privately owned and while this is acknowledged, the plan de-emphasizes that development will only occur when conditions are deemed appropriate by the owner. Within this context much of what is in the draft is unrealistic in the time frame covered.</p> <p>There should be a much stronger emphasis on what the city can control and what they should do in order to facilitate the foundation and beginning of the desired development. I realize that this is included to a point but not effectively highlighted.</p> <p>A lot of good work has been done and many good ideas are included but the report lacks focus and doesn't appear to embrace the data provided in the economic study. The goals and directions are well founded but the implementation goes way too far thereby making the feel of the plan unrealistic and unresponsive. This can be fixed but it will take concerted effort to do so.</p> <p>Thank you for the opportunity to comment.</p>	Commercial Development
Draft Plan Exit Survey	8/28/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	Commercial business development and more diversified and affordable/workforce housing.	Commercial Development
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	<p>Goal 5: I am concerned about Goal 5 Action Item 1.9. This action item doesn't specifically say "commercial" land, however goal 5 is to encourage strategic commercial development. I own a lot adjoining my home, that I plan to build on. As a retiree, an additional tax would force me to build immediately or sell it to someone who will. Again, I appreciate the opportunity to provide my thoughts, but wish there was more time to gather them.</p>	Commercial Development
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	<p>The major driving force of the master plan and one espoused constantly by council members is the disparity of the commercial to residential tax burden. This has been expressed as 89% residential to 11% commercial taxable properties. Not sustainable according to our leaders. So what does Dover Kohl propose: Residential housing over every square foot of vacant property. DK virtually ignores commercial/light industrial development.</p> <p>At the Planning Commission meeting Mitchel Austin stated that "Nobody comes to Punta Gorda for a big box store:" But a big box store MAY want to come to Punta Gorda because of the wealthy residents. But they will never come to PG if there is no place zoned for commercial construction. The Jones Loop area shows nothing but residential and a farm with less than 1% destined for commercial. The Jones Loop area would be perfect for big box commercial. What about "light industrial?" All the pretty renderings of the "potential" development of the city show not one sq ft of warehouse type buildings. The Jones Loop area should be commercial and light industrial, maybe with an element of affordable housing.</p> <p>My background: 36 years employed by a commercial NJ real estate developer - Vice president of Construction and Approvals. Seven years on a NJ Municipal Planning Board. So I am not anti-development.</p> <p>We need more commercial/light industrial, not more residential.</p> <p>The festivals held on the marketplace property bring people into Punta Gorda. These people stay in the hotels and eat in the restaurants. They shop at our quaint shops. If the marketplace property is developed into apartments, as proposed, these people will be gone for years. Remember, it took many years for the Sunloft properties to be fully occupied.</p> <p>How about a Punta Gorda Central Park on the marketplace property? This site would look so much better with perimeter landscaping and other amenities. The festivals would stay. A vibrant city center!</p> <p>Fix it - don't ruin it! The taxpayers will have paid Dover Kohl hundreds of thousands of dollars for a plan detailing 99% residential while paying lip service to commercial/light industrial development. I really don't think that this was the intent of the master plan process.</p>	Commercial Development
City Website Comment	8/19/2019	Comment, Suggestion, & Questions	<p>Outstanding work! Very comprehensive and nailed the big issues. It is wonderful to see the charrettes and the community involvement have coalesced into such a strategic, well defined, action oriented plan. Now the hard work begins!</p> <p>Love that your team employed feedback and basic SWOT analysis tools to share the message....easy to follow and really lays out a great case study. We are very familiar with Baldwin Park having lived and worked in Winter Park and the greater Orlando area for over 20 years before relocating permanently to PG.</p> <p>The only area I am dubious about is the Fisherman's Village build out. Looks well designed and I do like the engagement of multi family housing. Just can't quite picture it all yet. Anxious to learn more and to continue to participate, and thank you for your good efforts on our community's behalf!</p>	Community Character & Land Use
City Website Comment	8/19/2019	Comment, Suggestion, & Questions	<p>I cannot imagine how much of an adverse effect it would have to make 41 one lane each way. Traffic would be backed up way too much. I also think roundabouts or traffic circles are a horrible idea. We have them in New Jersey and they are awful. No one seems to know who has the right of way. We saw accidents on a daily basis. From these plans it looks like our fabulous Fisherman's Village will be reduced to just more housing. What a sad loss for our community.</p> <p>I also don't see anything about the Bayfront center at Gilcrest. We have a large number of residents that use that YMCA facility. The building on 41 does not have a big enough room for our classes. At the charette everyone agreed it should be remodeled. What is happening there?</p>	Community Character & Land Use

Source	Date	Question	Comment	Topic
City Website Comment	8/19/2019	Comment, Suggestion, & Questions	What about the traffic on Bal Haerbor and Aqui Esta? It is terrible now and will only get worse as building occurs in these aeas. Before allowing new construction the city needs to address this problem. Also, what about parking at Fishermans Village? It is not adequate now. How will it be handled if new building is allowed there? Count the inadequate spots now and compare this to the proposed plan.	Community Character & Land Use
Draft Plan Exit Survey	8/20/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	It is obvious that the powers behind the draft plan are tone deaf to the community they serve. To make a statement saying to achieve growth while preserving the small town feel is ridiculous. You can't have it both ways. NO GROWTH preserves a small town feeling, period. Please remove yourselves from the pockets of the developers and the few who stand to gain the most.	Community Character & Land Use
Draft Plan Exit Survey	8/20/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	these people are crazy --we already have more people than we can handle---plus in season impossible to park anywhere	Community Character & Land Use
City Website Comment	8/20/2019	Comment, Suggestion, & Questions	I also really like your thoughts about a plaza area downtown off of Taylor, including the ability to shut off traffic to Taylor for larger events. And the more trees the better!	Community Character & Land Use
City Website Comment	8/20/2019	Comment, Suggestion, & Questions	Do option 2. Option 2 suggests increasing the building height up to 6 stories or 75' max. This will increase density to 50 DU per Acre, which will give the opportunity to attract more people to live in downtown and support making it a vibrant and active place. This option includes the Town Square and pedestrian promenade for a total of 30,000 SF of pedestrian space. Lower building heights are still kept on Marion St. I like the idea of a town center for Burnt Store Isles and adding a playground.	Community Character & Land Use
City Website Comment	8/20/2019	Comment, Suggestion, & Questions	We desperately need an improved dog park with a pond, restrooms, and a doggy wash station.	Community Character & Land Use
Draft Plan Exit Survey	8/21/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	I really like the fairs, festivals and musical ventures that are held in Punta Gorda, but I don't think they need to be held downtown in the "Market Place", there are a lot of other open space areas they could be held at, including the college and the local race track. In the short range, the City should consider how to encourage the "Market Place" to use a standard nice looking fence when they are fencing it for any future events, in the recent past different events have had a wide range of fencing materials used and some were up for extended times before and after the event, making an eyesore look even worst.	Community Character & Land Use
Draft Plan Exit Survey	8/23/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	Common areas downtown with shade & seating.	Community Character & Land Use
Draft Plan Exit Survey	8/23/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	I attended the master plan meeting on the 21st of August. I do not like the plan for the downtown square. To install any low cost housing or multiple dwellings on the face of downtown will change the social economic strata and lead to less attractiveness as crime is more prevalent as income is lower. I believe that square is by far of utmost importance. An example of what would work and create more business interest would be a square similar to the ones in the villages near Orlando. Wildwood village has the town square if u have been there. The center square is an area of beauty with exquisit landscaping and an area at the center for bands to play. The surrounding of that square is buisnesses on the perimeter and it's walkable or golf cart friendly. Sumtner village is also quite beautiful. I believe people would travel here to spend money at a square like that. I have been to the villages many times and those squares are jumping with business. That area does not have the great harbor advantage that we have here.	Community Character & Land Use

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	8/23/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	<p>I think there are some good suggestions in the draft but overall I feel the build out depictions present a significantly high density of residential units in the downtown area and do not preserve the small town charm of Punta Gorda. I feel the upfront discussions and capturing of input is on target but are not achieved/reflected in the recommendations. The depictions do not provide enough more green space (in the core downtown area), small pocket parks, more hidden surface parking (behind buildings), and a mixture of building heights. I strongly believe that no building should be higher than what we already have (max of 70' including accoutrements). For example: In Figure 6.2 Downtown Illustrative Plan:</p> <ol style="list-style-type: none"> 1. In Figure 6.2 Downtown Illustrative Plan (page 119): You have removed the surface parking behind City Hall and replaced it with green space. First of all, where would the employees and citizens attending meetings like City Council park? When I read the plan, I'm left with the feeling we all have to walk or ride bikes. Secondly, this green space is outside the "key downtown area (between the 41's where more green space is needed). In fact all 3 significant green spaces indicated in this figure are 'outside' the core downtown area and I'm not sure how useful they will be for festivals, etc. and may not drive patrons to the business area. 2. In Figure 6.2 Downtown Illustrative Plan (page 119): You replaced an existing downtown pocket park (Hector Park) with a building and all the surface parking (which is not unattractive) in Hector Plaza with 3 buildings. It looks like someone just put blue boxes on EVERY 'open' spot in the downtown district. 3. In Figure 6.2 Downtown Illustrative Plan (page 119): You correctly show a parking garage added to the Events Center which is desperately needed, but then you filled the remaining Events Center surface parking with 11 buildings. Maybe you don't realize that a key issue with the Events Center in season is the hosting of outside shows (Car, RV, Boat, and Big Boy Toys) that take up the entire Center's surface parking area. Adding a parking garage is needed to provide parking for attendees but the surface parking is still needed for the Cars, RVs, Boats, etc. being shown. 4. The City Marketplace options (pages 120-123) – I believe only Option 1 attempts to fit into the small, quaint, downtown feel I'm looking for. It provides for varying height buildings, some surface parking and some small green spaces. The building height stays within our current limit which I strongly support. Options 2 & 3 are significantly more dense, more pavement is covered and they contain building heights that I feel should not be allowed. By the way, 6 stories is not 75' max but need 80-84' with accoutrements. I also question the assumption of 1 parking space per unit and that it could cater to folks working in town. I don't believe a significant number of workers could afford to live in town. Cost of housing in downtown areas is typically driven by demand and I think prices will not be affordable to young workers (especially service workers). At the end of the day, we do not have any form of mass transit in place or close by. I believe cars are needed by most residents and will be for the foreseeable future. If not provided with 2 parking spaces, they will find parking elsewhere (like the garage), taking away precious parking from visitors and non-downtown residents. You present an argument that the higher residential density (options 2 & 3) is needed to make the build-out of this parcel cost effective for a developer. I have a real problem with this argument and approach. Just because the owner of the parcel has set a price, doesn't mean the parcel is worth that price. Trying to back into a design for the property that will support this price is unacceptable. Having to raise the height of buildings to make his price work is also unacceptable. I know we are all looking forward to building out this parcel in downtown, but compromising our vision for our town to do it is wrong and one I will not support! 5. U-SAVE Site Options (page 128-129): I like the U-Save site build-out options (Items 1, 2, 3) but do not like the replacement options for the buildings along 41N (item 4) – I believe the 41 corridor should remain commercial and max of 2 stories on both sides of 41N (all 1 and 2 stories commercial). This varies the heights of buildings and makes the town more interesting architecturally. 	Community Character & Land Use
Draft Plan Exit Survey	8/23/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	<p>I appreciate the support and the importance of our Arts and History in the MP and strongly agree that we need to capitalize on these assets. You have provided details on how we might go about preserving our historic structures. This is needed and appreciated.</p> <p>What I don't see is where the plan provides details on ensuring public art and historic murals as development occurs. The proposed build-outs do not provide any surfaces suitable for murals even though you recommend to "Continue to support the creation of murals downtown". From what I see, none of the new building configurations you include provide suitable walls (too many windows). Our current LDRs have the same problem. I expected specific recommendations to remedy this situation but instead, you simply say "Action 3.3: Continue to support the creation of murals downtown".</p> <p>The same is true for promoting public art. The lack of pocket parks and small green spaces limits the potential for public art.</p> <p>Specifics on how to do this needs to be provided (i.e., LDR changes that encourage wall design and outside courtyard design for art and murals). Overall, I believe this is a good start but significant changes are still needed to make this plan into a document that truly encapsulates our vision for Punta Gorda and can lead us into the future.</p>	Community Character & Land Use
Draft Plan Exit Survey	8/25/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	<p>No, I do not! I notice that the only response asked for is if you agree, not if you disagree. I, however would like to state my objections. The first is what happened to the citizens desire to keep the small town feel? While the comments made by us all at the meetings held are mentioned, nothing is stated that would indeed keep the feel of a small town. Punta Gorda is a small town, and of course positive growth is a must, but the plan fails to handle that at all. Parking is an issue through out. Green areas are missing, and I thought both were considered to be important. Building heights for new construction should be kept at the current 70' with ensuring also that not all new buildings are the same height.</p>	Community Character & Land Use
Draft Plan Exit Survey	8/25/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	<p>Yes. Where is parking that is sufficient for the needs of events being held. There are events through out the year at the Events Center, often at the same time as ones in the downtown area. My husband and I volunteer at the car auction twice a year, and there is a major problem with parking that will only become worse once City Marketplace is developed. There is the option listed for parking garage at the Events Center, and I know that was part of the original plan for there, but where will those with displays and those attending park. The entire lot is full of cars for auction at the events we volunteer for, and attendees struggle to find parking elsewhere....frequently using the empty City Marketplace lot.</p> <p>My next question is who do those preparing the plan for additional housing downtown think will be able to afford to live in that housing? We already know that only 9% of those who work in Punta Gorda can afford to live here, and absolutely nothing is given as to how to draw younger families to the town with jobs that can allow them incomes to afford to live here,</p>	Community Character & Land Use

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	8/25/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	Please stop and think about the emphasis upon walking and biking. They are not options for the majority of the citizens and certainly not options for all those who come to our town in season. Parking is an issue and while in a different report, the comment was made that only so many parking spaces are needed for businesses...structures, that is so not true. We are a long way from public transit....When that becomes a reality, then it will be time to allow for fewer parking spaces. People need cars and cars need safe and sufficient parking. Why the emphasis on raising the height of City Marketplace buildings? Has any consideration been given to the fact that the present owner purchased the property for 3.4 million....listed it and then raised the price to 6.0 million and then again raised the price to 9.4 million. We are traveling, and while I was told that he has lowered the asking price a bit, I have not been able to find out if that is true. Why is his plan being given such a push, and why hasn't he been told his asking price is too high? My final comment....Yes, we need to draw younger couples and families to our town and also to allow for progress. In order to do that, we also have draw businesses here that will provide them with incomes so they can afford to live here. Anything looks good on paper, but reality is a different story.	Community Character & Land Use
City Website Comment	8/25/2019	Comment, Suggestion, & Questions	I've been here 17 yrs and have seen a lot BUT dislike so much of this plan. Feels like we are trying to develop a plastic (Disney) community = condos everywhere jammed together. No residential condos downtown; jam housing on U save lot with condos and all that empty space east of 41.. Looks like plan is to surround Fish Vill with condos - ugh, too crowded. Give up on idea of "walking" community. Once parked yes we will walk around town but really that is it. HATE hate the idea of "slowing down" traffic by one way on Marion and Olympia - really what about us residents who want to get around. You are going to make us crawl through downtown as we try to get to 75. Love lighted bridge idea, downtown entertainment center. Don't want to make space for twice the population. Hope most ideas fail!	Community Character & Land Use
City Website Comment	8/25/2019	Comment, Suggestion, & Questions	We wanted a small town feel. I don't think adding a lot of hi rises and street to street housing is good for down town. We as a town need a place to hold large events out side. We can do something with market place other than housing.	Community Character & Land Use
Draft Plan Exit Survey	8/26/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	Yes. The Draft Plan is over ambitious and excessive in almost every way. If even a small portion of the residential expansion were implemented, the population in Punta Gorda would swell from the current 20,000 to well over 100,000 and beyond the capacity of the City services. This Plan needs to be revised to reduce the residential expansion and density, reduce the density of the commercial projects, and limit the overall height of structures to three stories (so as to not limit natural light) and take into account the limitations of the Fire Department equipment.	Community Character & Land Use
City Website Comment	8/26/2019	Comment, Suggestion, & Questions	I've reviewed all slides of how you would like downtown PG to look. However I don't understand ripping out the round-about. It was just installed not too long ago. Wouldn't that be a huge waste of money? To be quite honest, that idea was pretty dumb to begin with. All it did was limit parking, which you are now seeking! Also, the dinghy docks. Why remove them? Leave them alone. They're already in place. Why the added expense? Again, they weren't installed too long ago either. If you clean up the 'boat dwellers' , then you won't have a problem with the dinghy docks. Wouldn't you agree?	Community Character & Land Use
Draft Plan Exit Survey	8/27/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	Yes. I believe it preserves Punta Gorda's unique character while providing a template for those who want to encourage growth. I am especially happy to see the unique character of Punta Gorda's most walkable waterfront park being preserved as green space.	Community Character & Land Use
City Website Comment	8/27/2019	Comment, Suggestion, & Questions	Neighborhood centers as described in the plan are a pipe dream. Yes, a few exist, their health is questionable but with some changes they could grow and become more important but certainly not in the way described. Furthermore the proposal that a neighborhood center is right for the Jones Loop area seems like an idea that is far outside the scope and timing of the current plan. The focus should clearly be on downtown, housing diversity in the area east of downtown and possibly growth around the medical center area. Downtown's focus should be on becoming a dining, entertainment, art, festival and boutique area It is the place to go not the place to live. As soon as residential invades the ability to do much of the other is compromised by residents who don't want to be bothered. Taylor street multiuse is a solid idea and the public plaza at Taylor and Marion is essential to a successful downtown. Bridge lights may be fun but are a very low priority. With respect to traffic, the retta intersection should be a priority and a round about at Bal Harbor and Aqui Esta has some real potential. While I understand the concepts of changing Marion and Olympia to two way I am not convinced that it is the best solution. Also narrowing roadways to slow traffic makes sense and there may be places to do that but US 41 doesn't feel right. Increasing traffic will just make that area worse than it is now.	Community Character & Land Use
Draft Plan Exit Survey	8/27/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	Reshaping east downtown, near south county park.	Community Character & Land Use
Draft Plan Exit Survey	8/27/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	The city government needs direction and help on the writing of Form Based codes. They are the keys to shaping development in the directions of the Master Plan. Tax incentives or other inducements need to be used to get a corporation or two to build a supermarket downtown that fits the needs of the city and the style of the Master Plan. Historically, our city leadership just allows a landowner to build whatever they want as long as it meets the Land Use Code. So we get Airport Road Publix with the worlds worst parking lot and access instead of one downtown. We get Aldi on Jones Loop instead of on the U Save lot.	Community Character & Land Use
Draft Plan Exit Survey	8/27/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	I did not see much in the plan addressing the Flood Plain requirements. All new buildings will need to meet or exceed the base flood elevation for the area. The whole city market place needs to be elevated which also makes flooding the old sections more likely.	Community Character & Land Use

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	8/27/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	building sooo many but people got to have jobs to pay for things/ where r the jobs? need child care/ where is water going go if all lots r buld on	Community Character & Land Use
Draft Plan Exit Survey	8/27/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	Big ideas, but it can't become much more/ roads can't handle traffic in season.	Community Character & Land Use
City Website Comment	8/28/2019	Comment, Suggestion, & Questions	The plan holistically evaluates and prepares the City for the next 20 years. Well done! Specifically, I am concerned with the need for affordable, work force housing in the community; environmental impacts of waterfront development and traffic flow. 1. Pg 52-4 & pg 128 buildings near waterfront, maximum 3 stories; east of Marion 4 stories allowed; only exception Suburban Neighborhood II, should be multi-family, affordable, up to 6 stories at least three blocks away from waterfront. 2. Pg 68 less density at MarketPlace; more affordable, density in USave vicinity; 4. Pgs 80, 132, 144 Bridge lighting is a great idea; huge environmental challenges exist--linear shoreline, added mangrove growth, reefs and floodplains are needed as resilience to water levels/storms must be incorporated 6. Pg 120 & 130 Option 1 to include #6 from other options; Taylor/Town Square available as Festival area, incorporate low cost 'kiosks' as other communities have done to invigorate start up small business; kiosks 'movable' during storms; 8. Pg 134 Biggest concern: sea level rise, hospital MUST be renovated and MUST achieve "A" grades/Medicare; Marion/Cooper/Olympia areas, medical village to include senior living/care facilities and apartments.	Community Character & Land Use
Draft Plan Exit Survey	8/28/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	I believe the historic district and its beautiful and historic homes is the real "hometown" of PG. It is the face of the city that visitors see as they make there way to Fishermans village and back to the restaurant district. It is truly the gem in the downtown area. It is also in dire need of infrastructure improvements. The brick streets are in terrible disrepair and most need replacement. The true value of the historic district can not be overstated. There are no historic streetlights to enhance the night scape. Being historic doesn't mean being shabby. It should be quaint and beautiful. Look at Savannah and Charleston.	Community Character & Land Use
Draft Plan Exit Survey	8/28/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	I believe there should also be a plan for the children and families that live here now and to entice more families. There is certainly a lot of children here. Just look at the schools. And yet there is talk of boating, bicycling and walkability. Not a word about the lack of programs or support for families with children. Parks and playgrounds should also be a priority.	Community Character & Land Use
Draft Plan Exit Survey	8/28/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	Yes, I believe the Draft Plan presented by Dover will help Punta Gorda. I think our parks and places of recreation should also be a priority because its where residents and visitors gather.The old draft planned for the second phrase of Gilchrist Park needs to be revised. I don't think having more cement for parking spaces is the best option. We need green space, its what makes any park more beautiful. Not only for us but for our shore birds/animals.	Community Character & Land Use
Draft Plan Exit Survey	8/28/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	Support for the families with children/teens that live in Punta Gorda including new families moving to Punta Gorda. I would like to see TEAM Punta Gorda create another category focusing on children and create activities/ programs geared for our youth.	Community Character & Land Use
Draft Plan Exit Survey	8/28/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	Re-design phrase two of Gilchrist Park. Make sure the basketball courts remain where they are.	Community Character & Land Use
City Website Comment	8/28/2019	Comment, Suggestion, & Questions	I have been involved in this process since the charrettes. I love this whole process. I am going to give you my first and only comment: I love the idea of lighting the bridge. I think of that EVERY time I go over it. I hope the lighting happens. Continue to do an incredible job for our beautiful city!	Community Character & Land Use
City Website Comment	8/29/2019	Comment, Suggestion, & Questions	I was an integral part of this process from the beginning and I still question whether DK ever truly understood Punta Gorda. It seemed that too many of the outcomes seemed to be "lifted" from prior projects rather than being tailored to our unique community and its needs. I was surprised when DK was chosen but understood how it occurred given the nature of the selection process. I am very disappointed in the final document as it lacks detail and does not begin to answer questions posed by citizens throughout the process including our tax ratios, our seasonal nature and our lack of specificity in LDRs. But, again, those are problems unique to a Punta Gorda and addressing those would have required a much more unique study, in turn requiring less "cut and paste" and more original thought. I felt we were sold a Cadillac and got, in return, a pickup and the entire lack of understanding on the part of DK to ever understand us was highlighted in the debacle of the evening session about the waterfront activity center. We all had such high hopes for this process but, quote honestly, it would have been better handled by another firm or the community itself.	Community Character & Land Use

Source	Date	Question	Comment	Topic
City Website Comment	8/29/2019	Comment, Suggestion, & Questions	I'm all for growth and bringing young, professionals to our cute city. However, I do have a few questions; 1. Has anyone been to the tiki on a Friday or Saturday night? It's packed! They keep expanding, because it brings so many people over the bridge & from surrounding counties. So, the little circle in the picture doesn't look like it will work. 2. Parking garage on the grass at the tiki? That's waterfront property. Why would you put a parking garage there? 3. What about beautifying some of the streets in the downtown, historic area? If you look at Berry St and Chasteen St, there's a huge difference. Perhaps, more trees. That will make the area even more appealing to visitors. 4. Please don't sell the boat club and the Y to Mr. Laramore. If you're paying attention to the new website, Nextdoor; people are comparing PG's Master Plan to Mr. Laramore's Master Plan. Thank you for you time!	Community Character & Land Use
Draft Plan Exit Survey	9/1/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	I like the concepts of 2 ways streets and conversion to roundabouts (both downtown and at Aqui Esta/Bal Harbor). To me moving toward an Option 3 on Downtown would be best for everyone (not sure a Performing Arts center would be economically viable - but that concept of a public benefit would go a long way in finding a win/win.	Community Character & Land Use
Draft Plan Exit Survey	9/1/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	Although referred to in passing, given the heat and abundant sunshine, I think we need to have a city wide effort plant real shade trees - not along streets but in the parks and along the Harbor Walk.	Community Character & Land Use
Draft Plan Exit Survey	9/1/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	To me the city has failed to maximize Gilchrist Park - I'd eliminate the tennis/pickleball courts (this isn't a sports part). I'd eliminate the concept of a Bay Front Center - and instead consider infrastructure that would support a multitude of public activities - such as yoga, farmers market, transient food vendors, drum circles, outdoor concerts, etc. Personally, I think there is too much signage already - creating WayFinding signage only adds to it. Could we accomplish the same digitally.	Community Character & Land Use
Draft Plan Exit Survey	9/1/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	Yes, I feel retaining the simplistic beauty of Gilchrist Park is vital to the community. The Master Plan recognizes the need for us to have as much green space as possible in the park and to encourage walking, biking and enjoying nature. The city should reconsider excessive paving and parking lots/spaces in Gilchrist	Community Character & Land Use
City Website Comment	9/2/2019	Comment, Suggestion, & Questions	Punta Gorda residents made it very clear at public events: downtown should become a vibrant attractive place. Municipality's hired consultants recognized it as number one "Big Idea" in draft of master plan. Unfortunately the consultants proceeded to deminish that vibrancy by revisiting concepts consistently opposed by the community--a community seeking to maintain its intimacy, its artistic and cultural presence, its historical legacy. Consultants first two recommendations call for developing large sites with intensity to attract residents living downtown. Substituting "density" for "intensity" may be more accurate when viewing "re-imagined" pictures of six-story buildings. There was-- and is-- overwhelming opposition to increasing building height. There was-- and is-- overwhelming support for a major performing arts center with retail facilities. A performing arts center will maintain year-round economic sustainability --appealing to patrons within 50 miles-- promoting comprehensive artistic and cultural efforts. That facility will fill downtown restaurant seats and showcase existing community efforts like the Visual Arts Center and the newly-created Military Heritage Museum. Additional parking with ground floor retail space can again be created. Removing vehicle parking from key road and street sections will accommodate bicycle lanes and tree-covered walkways for outside restaurant dining. Such walkways should lead to a town square that accommodates a small ampitheater arrangement for musical groups, student theatrics, and community sharing. The voices of Punta Gorda have clearly called for an intimate, informal life style whether in their neighborhood or downtown.	Community Character & Land Use
Draft Plan Exit Survey	9/3/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	The plan specifically calls for a kayak launch to be created at the north end of Colony Point, which is a residential neighborhood. Did any thought go into the effect this would have on the residents, i.e. parking and traffic? Or was it simply added to "the plan" because someone thought it would be a good idea to put a kayak launch in someone else's front yard? This makes me question as to whether the rest of the plan is nothing more than random ideas that sounded good to someone.	Community Character & Land Use
Draft Plan Exit Survey	9/4/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	I believe the overall scope of the Master Plan will make the Punta Gorda area too dense. Many of us came to the community because of the quaintness and lack of "big city feel".	Community Character & Land Use

Source	Date	Question	Comment	Topic
City Website Comment	9/5/2019	Comment, Suggestion, & Questions	<p>The bulk of the Citywide Master Plan is clearly geared to encouraging growth of the city. Suggestions like revising zoning and land-use regulations to allow more density and structure height are meant to attract more residents and commercial enterprises. Changing density controls to allow smaller multifamily units including cottage courts and small apartment buildings is all geared to attract more development offering lower cost housing to meet the needs of young, lower income families – significantly distinct from the vast percentage of present city residents. Artificially lowering housing prices by giving taxpayer subsidized incentives does not improve on the current housing stock that a great retirement community has built and maintained over the years. Taxpayer funded strategic commercial development incentives and marketing and economic development efforts are all presented to help balance the city's tax base and diversify its residents. Has Dover Kohl sensed discontent among the city's residents over the present balance of the tax base? I've never heard it. Have they demonstrated a need to artificially diversify the city's residents? And is there any stated reason to create more jobs – other than to see the city grow (for growth's sake)?</p> <p>Time and time again citizens express their love of this city because of its small town characteristics – its lack of overcrowding, its lack of traffic congestion, its friendly residents and visitors who recognize the city as a special place away from the hectic pace, high rises, crime, and high taxes of many other cities that were once like us but gave into the developers and politicians who succumbed to the lure of a larger and more lucrative tax base. I might guess those communities look back fondly to the days when they were like we are today.</p> <p>Compromises at Gilchrist Park are heavily weighted in favor of the Downtown Historic District residents. My understanding is the claim of derelict boats sitting abandoned or unkept off the shore of the park has been largely discredited. Public parks adjacent to waterfronts are a great lure to visiting boaters and this city asset should not be viewed as the private front yard to those who live along the park. Punta Gorda's extensive waterfront should be treated as a valuable asset which all city residents can enjoy, and it should be developed for community waterfront activities, visiting boaters and land "yachts" visiting the city from all over.</p> <p>The idea of a Community Arts Center seems to ignore the existing Charlotte Performing Arts Center (CPAC) built in 2003 as joint effort of the Charlotte County School District, the City of Punta Gorda and Charlotte County (all local taxpayers) to provide a performing arts venue for the city and an improved resource for the school's drama and music programs. In 2008, it was turned over to Charlotte High School. Although the Charlotte Symphony and Chorale are now using it as their home for performances, the calendar for CPAC indicates a very sparse use of the main theater for actual public performances. I have been told the high school uses it extensively for various activities which is fine, but if the 945 seats in the main theater are not being filled on somewhat of a continuous basis by members of the community for live performances, I believe it is being underutilized or perhaps misused. Logically, the addition of another performing arts center within the city limits would be greatly underutilized as well. Additionally, the Van Wezel Performing Arts Hall in Sarasota is not even open during the summer months in a community much larger than Punta Gorda.</p> <p>Lastly, a question has been raised on at least two occasions regarding the estimated population growth of the city if all the Dover Kohl ideas were someday realized. No answer has been forthcoming so far, only an estimate based upon the city's historical growth rate. It seems logical that this type of estimate, i.e., not accounting for all the residential and commercial development outlined by Dover Kohl, has little basis in reality going forward. I would be interested in Dover Kohl's own estimate based upon the number of family units and businesses they are suggesting.</p> <p>To conclude, the city should not expend taxpayer funds to lure additional residents or commercial enterprises to come to the city. The city should revise its codes and LDRs to reflect the desires of its citizens (I like Form Based Coding) and then be allowed to grow naturally (or some refer to it as "organically") as people move here to experience the small, uncongested retirement community Punta Gorda has been known for many years. This natural movement will create a demand for additional housing, both single and multifamily, to which developers will respond. Businesses geared to serving the growing residential community will develop naturally to provide the goods and services the residents desire and not be lured here to take advantage of some non-existent, moderately priced housing market for their employees.</p>	Community Character & Land Use
Draft Plan Exit Survey	9/5/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	CHANGE the REPUTATION OF BAYFRONT HOSPITAL: Bayfront Hospital has a very poor rating and poor reputation for patient care. From what we have heard the hospital is not being managed well. Doctors have a hard time scheduling surgery cases. Patients get poor medical care. Local residents should not fear getting injured or in need of medical care for they know they will need to travel to Sarasota or Fort Myers to get proper medical attention.	Community Character & Land Use
Letter	9/5/2019	Response Letter	I love your Harbor strategy...that is, if the Hotels will cooperate and build marinas. I look forward to reading your newly-arrived Waterfront Activity Center special report. Meeting rooms in this town are still a major issue, with so many clubs and organizations vying for the same space. Some sort of additional community center would be ideal.	Community Character & Land Use
City Website Comment	9/5/2019	Comment, Suggestion, & Questions	The Market Place land seems to be the focus of city and residents concern. If it were not for that empty space there would be no Master Plan. Solve that problem and Punta Gorda will evolve at its historic pace. Just dreaming but what if that land were available as a "Town Square" ? It would be the capstone of a Punta Gorda that all would take pride in. Building height limits are essential. Any suggestion of Sun Seeker like monoliths will bring out the residents with pitchforks and torches. Anything over 70 feet would make the plan DOA.	Community Character & Land Use
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	What happened to the suggestion for green space in front of the activity center? Your newest idea/ suggestion appears to ignore your own advise. Trees were added but none of the HUGE proposed parking was removed as it was envisioned by you previously. There appears to be an outside interest influencing your final approach.	Community Character & Land Use
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	Turn the abandoned Fire Station beside home depot into a paddling center. The waterway borders a state park, is rich in wildlife and has recently benefited from the installation of waterway trail markers, installed by way of a county grant.	Community Character & Land Use
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	<p>I appreciate the parts of the plan that preserve and restore green space everywhere, but especially in our parks. Of course we would need restrooms in other areas instead of within sight of each other. Make as much green space in Gilchrist as possible. Let it return to a pleasant, calming place for all to enjoy what nature provides us.</p> <p>Goal 2: I applaud the recommendations to remove the dinghy docks from Gilchrist Park and regulate those anchoring off it's shore. However, we do not need a West mooring field. We are already losing enough money with the east mooring field.</p> <p>Action item 1.9 of Goal 4 mentions a concept for a street tree program. Either this or reinstating the one we had would be fabulous. The previous program had the City helping with the cost of trees and they would be maintained by the resident. New trees are rarely better than old, so perhaps we could also aide builders/developers in seeing the possibility and benefits to saving mature trees through a coordinated effort with the Arbor Day Foundation, IFAS or the Division of Forestry.</p>	Community Character & Land Use

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	9/6/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	A recognition program for unique towns like Punta Gorda who mostly want to remain as is with minimal change and minimal yet precise, tailored growth. What's missing is a footprint for towns like ours. Maybe we should BE the footprint. We keep trying to fit ourself into a predefined box, but we are so unique and fiscally sound the way we are, there isn't a box for us. Knowing that development is a money maker for every other footprint is logical but sometimes if a town works as is and folks are happy and in the black, maybe that town should be recognized and applauded instead of encouraged to be like everyone else.	Community Character & Land Use
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	Also concerning City Market Place, I hope there will be room for the Festivals, Halloween Haunted House and other types of temporary entertainment at this location. Many residents, young and old, enjoy these activities.	Community Character & Land Use
City Website Comment	9/7/2019	Comment, Suggestion, & Questions	We agree with Dover's recommendation for more green space in the Gilchrist Park area.	Community Character & Land Use
City Website Comment	9/7/2019	Comment, Suggestion, & Questions	I attended the charette. Everyone was given dots to place on their preferred option. The option to renovate the existing buildings was overwhelmingly the choice of the attendees. It was definitely the preferred option. I am glad to see that this seems to be the direction for this project.	Community Character & Land Use
City Website Comment	9/7/2019	Comment, Suggestion, & Questions	Does everyone involved understand the Boat Club building is owned by the Boat Club and not the City? The City owns the land but not the building. Any renovation, by the City would have to be approved by the Club. Frank Hokenson, Past Commodore.	Community Character & Land Use
City Website Comment	9/8/2019	Comment, Suggestion, & Questions	This plan is vastly biased to over-development of Punta Gorda. It contradicts its own stated goal of emphasizing a small town, waterfront accessible, pedestrian and bicycle friendly town. The massive housing development along the waterfront will be a barrier to access-even with the minimal walkway included in the proposed design. The increased housing density and its resultant overcrowding will overwhelm parking making drive in access to the heart of the downtown more difficult adversely impacting business there. The increased crowding and resultant traffic will pose challenges for pedestrian access and make punta gorda less bicycle friendly. Painting a sharrow line on a crowded road does not make it safe, pleasant or desirable to cyclists. Since this plan does not achieve the stated goals, it seems the actual goal is to over develop Punta gorda to the benefit of certain business and land owner interests at the cost of ruining what is currently a great place to live. It is very disappointing to see the current administration being so short sighted.	Community Character & Land Use
City Website Comment	9/8/2019	Comment, Suggestion, & Questions	My family spent many fun times listening to music on Thurs. eve at the pavilion. Why did this become eliminated? People even came from other cities to participate. Now, all we see is a circular area paved with bricks. What purpose does this serve. Please restore that musical venue. It was such a fine community activity.	Community Character & Land Use
City Website Comment	9/11/2019	Comment, Suggestion, & Questions	So it was my understanding that Gilchrist part phase 1 and phase 2 were already in the works. What's going on with phase 2 with the parking. Nothing has happened and everything has been centered on this activity center. Please finish phase 2, especially with the parking since it was already approved under original plans. Activity Center should be Phase 3.	Community Character & Land Use
City Website Comment	10/2/2019	Comment, Suggestion, & Questions	Pickleball is the fastest growing sport. There are over 2.8 million players and the sport is growing at over 12% a year. Our Master Plan needs to add more courts. Currently our city has 4 courts. Punta Gorda has a much larger participation in Pickleball due to the median age of our community. Adding Pickleball courts will support the active lifestyle of our city.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	I've reviewed the Master Plan and do not see any plans at all for pickleball in Punta Gorda. Earlier this year a Pickleball Committee came up with 500+ pages of fact finding on the subject of Long Term Solutions to Pickleball in Punta Gorda. But since the delivery of that report to council the topic of Pickleball has fallen silent. This is the largest growing sport in America. And although we have a lovely facility called Pickleplex which is on the SFW campus (county property), there are STILL not enough courts for play. Two weekends (6 days per month), these courts are used for tournament play leaving the pickleball players with no where to go. The Pickleball Committee suggested building 8 new courts at Hounds of Henry Street property, but why not utilize the asset the city already has by renovating the courts at Gilchrest park. Why would the city allocate money to resurface basketball courts when they are hardly used? Why not provide the pickleball playing citizens of PG the venue of a newly renovated Gilchrest? This would be the financially sound course of action.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	Given the growth of the sport of Pickleball and the many local citizens who enjoy the game, I feel it is important to include discussion of parks to support this sport in the Master plan. Thanks!	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	We have been informed that Pickleball is not in the master plan of Punta Gorda. Not sure what the future designers of this plan are thinking but it seems they are not taking into consideration what is important to Punta Gorda visitors, members of this community and to the age group this community is comprised of. The plan should consider Pickleball courts as part of the recreation offered within the city. Punta Gorda, outside of the city councils limited visibility, is recognized as one of the Pickleball community elite. Well, that was until the council hindered the beauty of the Gilchrist courts. Now with Pickleplex Punta Gorda is back on the map but there should be courts for our visitors to play at within the city limits. Naples city council understand as they have just voted and passed a \$28 Million expansion of their court facilities.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	Need Pickleball on your plans. Keep all 8 courts available with nets at Gilchrist Park. If other space available in Punta Gorda can always use more courts. Fastest growing sport. Need to keep up with the times. Pickleplex is great but was not a substitute for Gilchrist.	Community Character & Land Use

Source	Date	Question	Comment	Topic
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	Pickleball MUST be included in this City plan. Pickleball is a way to stay active as we age. The average age in Chsrlotte County is 58. Pickleball also benefits the local restaurants, hotels, etc. just take a look at what Collier County has done in the last 5 years. They are 100% behind the Puckleball community, they are ahead of the curve and rightfully so, they make over \$3M in one week each year due to the US Open pickleball tournament. Why wouldn't the City of PG want to be part of this? We need more pickleball courts not less. How about coming over to PicklePlex and check out the tournament at the end of October, there are almost 200 players registered and typically this time of year we have about 225. When out Northern friends arrive we will have well over 350 players register. PicklePlex is also hosting the World Championship in December, Pros from all over the country will be in Punta Gorda staying for the week in our hotels and eating at our restaurants. Please get involved. I was one of the original players, I actually made the original Pickeball nets when the city decided to paint the lines. That was quite a while ago, this is not a fad that will disappear.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	I would like to know why the plan makes no mention of adding more pickleball courts in Punta Gorda. Pickleball is the fastest growing form of recreation around the world. Our city needs to understand that pickleball players bring much needed revenue to the city. The Pickleplex facility on Airport Rd when complete will not be able to accommodate the demand. The city needs to reconsider the importance of adding more courts. Thanks for listening.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	As pickleball grows in popularity the city needs to increase the number of pickleball courts in their master plan.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	While reading the Master plan, I noted that there was no plans to expand pickleball within the city of Punta Gorda. As this is the fastest growing sport in the country and other surrounding communities are expanding their facilities, I would like to see this added to our master plan.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	Please add pickleball courts to the city plans.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	I am requesting additional pickleball courts be added to the master plan. This is the reason we moved to the area. Instead of adding more courts as most of the rest of the country is doing, we are having the courts taken away. As our population continues to grow here this will be more important than ever! Please add additional courts to the plan.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	I would hope that consideration be made for inclusion of more community pickleball courts in the master plan of the city...as much as the new PicklePlex complex is appreciated it will be used quite often to hold tournaments and with Gilchrist now reduced to just 4 courts, there is a need for more facilities in this city....I'm sure you see how much the pickleball community does for Punta Gorda, for its school system, for county programs,for organizing public service, for its hotels, for its restaurants, and positive PR in bringing people I to our great little city.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	Embrace what pickleball has to offer our city. Please consider putting the nets on the four courts from which they were removed. Thank you.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	I would like to see Pickleball Courts in Gilchrist Park kept and expanded as a part of the plan. During winter season the amount of tourists floods the courts with additional players and play time for local residents is impacted by their influx.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	Overall I really like the direction and concept the master plan is projecting. Here are a few general comments that I would like to make: 1) Please make sure the plan to develop the open area downtown does leave some room for outdoor events and open walking/sitting space. The renderings in the plan are fine. We just can't allow the push for commercial development to take away all the open space. 2) I really don't see anything in the plan that is encouraging an active lifestyle other than the walking/biking plans along the waterfront and it appears some expansion of kayaking. I know it is a four letter word to some people in Punta Gorda but things like pickleball, tennis etc are still an important part of a healthy lifestyle for the residents. We have to keep in mind that the average age of this community is higher than the norm. Golf, Tennis and Pickleball are the main attractions for sports in these age groups along with walking, biking and kayaking. Obviously Golf takes up too much space but tennis and pickleball do not. There is nothing in the plan for space dedicated to active life. The City should be encouraging this lifestyle. It should be in the plan. 3) I know this plan is focusing more on downtown but some consideration needs to be done for the open spaces in the balance of the city. I live in the PGI section so I really only know details for this area but we have large open spaces that need plans as well especially along Bal Harbor and Aqui Esta as well as inside the communities (for example the triangular space between Whipporwill, Turtle Dove and Thrasher which could make a great park area. 5) I know it is hard to actually control but let's do what is possible in the main part of the city to keep the retail and restaurant ownership local and regional and try and keep out large chains. The communities that I really like to visit for the most part fit this image than one with a lot of national chains.	Community Character & Land Use
City Website Comment	10/3/2019	Comment, Suggestion, & Questions	Pickleball brings many hotel nights and much needed night life to the restaurants. I think the masterplan should include the sport.	Community Character & Land Use

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	8/20/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	No. We can achieve our goal of increased tax revenue by simply annexing areas such as the business area around Punta Gorda Airport.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	8/21/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	I think the city needs to strongly consider annexing more area, including east of I-75. It seems like at current other than Jones Loop annexation, it has been up to the property owner to request being included in the city limits. As long as the city limits are so confined, the County policies will dictate how the area will grow and how land will be used.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	8/22/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	No. The plan as presented last night does not deal with a major issue. The 89/11 tax split.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	8/22/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	Yes, absolutely. There is a difference between logical and legal punta gorda. Just having a plan for what is now legal punta gorda makes no sense given how ragged the city boundaries are. Logical punta gorda is everything south of the river pretty much all the way to Tuckers Grade or probably even the County line. All of the plans (i.e. bike paths, housing, commercial development, traffic, etc) must take consideration LOGICAL not just legal punta gorda. Second, as mentioned about the plan does not address the 89/11 split. That can only be fixed with more non-retail commercial. Most non-retail commercial development is happening in logical punta gorda outside the city limits. Either this plan MUST include the County government or, my preference, annexation. I get lots of excuses why this is not happening but no good, solid reasons.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	8/22/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	I would love to be a help in extending legal punta gorda city limits to logical punta gorda spaces.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	8/25/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	No, not all	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	8/26/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	No. The Draft Plan has too much emphasis on residential expansion. The economic sustainability of Punta Gorda requires a fundamental shift of operating income revenues away from the residential sector and to the business and commercial sector, and a reduction of the payroll and bureaucracy of the PG government. The strategies require extensive zoning changes that will encourage over-development of the residential communities, and establishing new communities. Also, the Draft Plan does not adequately address the burden placed on City provided facilities, including water, sewage, fire protection, police, etc. all of which will require additional revenues derived from the tax base, which again over-emphasizes the residential sector.	Economic Development & Fiscal Sustainability
City Website Comment	8/27/2019	Comment, Suggestion, & Questions	City budget issues can only be effectively changed in the short term by tax increases. These are needed. The plan should develop a way forward based on the economic study with this in mind. there is too much focus in the draft on residential but in the long term more impact could be felt by headlining the need for commercial. This plays directly into annexation. Yes, the data says it will be an economic draw initially but it is essential for the long term. The economic study also addresses the county and it seems clear that increased cooperation between county and city will be needed. The master plan area shown in the fiscal study should be the goal for expanding the city limits. The average demographic is not going to change substantially for many years and certainly not by 2030. Projections still show increasing average age. Even active recruitment designed to slow this will not substantially change things within the plan time frame. As presented it was suggested that we older folks in single family homes will want to move into downtown in the future. This is a patently false assumption that shows a lack of understanding of the demographic and the way it is and has been evolving for years. Deaths, moving closer to family and into retirement living is the norm with a small percentage going to condos first. Even when they do go to condos they don't want to be in crowded potentially noisy areas.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	8/27/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	I believe there are some good ideas in here, but an idea we need to focus on is the improvement of attractions for younger people. A performing center with substantial artists would be incredible for the city.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	8/27/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	I believe the draft strategies are great concepts. Developing the strategies into working processes will be the problem. Making the downtown the focus without tearing down the old to make way for new will be difficult. Additional housing in the downtown is not the answer. Selective development with the right businesses is absolutely vital. The downtown needs to have a large supermarket or several markets so families, tourists, and boaters can get the groceries they need without driving 2 miles to Publix or 3 to Walmart or Aldi. All the embracing biking and walking does very little unless you can get access to groceries. Our city government has not learned how to make this happen and unless this happens, we will have a Jones Loop town for shopping and downtown for restaurants with a string of car dealerships in between.	Economic Development & Fiscal Sustainability
City Website Comment	8/28/2019	Comment, Suggestion, & Questions	Overall economic plan: Bring in more diversity (age, ethnicity and cultural) or the city will eventually fade away.	Economic Development & Fiscal Sustainability

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	9/3/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	No	Economic Development & Fiscal Sustainability
City Website Comment	9/4/2019	Comment, Suggestion, & Questions	I commend the City for taking a progressive look forward at what Punta Gorda could look like if excessive development were to occur. But what is the problem that the extensive expansion of Punta Gorda is intended to solve? It appears to be primarily a way to increase tax revenues and redistribute the tax base to include more residential, commercial and businesses. Perhaps PG should look closer at how the City is managed and streamlining the staff and functions and essentially "doing more with less" before considering expanding the tax base. To that end, I think that the Master Plan is a gross overkill that would forever destroy the quaint character of Punta Gorda and the primary reason that full and part-time residents call it home. The Master Plan should be drastically reduced in scope and development. But one of the things to consider is that PG is essentially a laid back retirement community. I do not see where the new millennials will be attracted to live in downtown PG, do without a car, and be city-folk urbanites. There are insufficient high end local jobs to sustain that culture. And there is so much to see and do all over FL that doing without a car is a non-starter. The City should focus on the vacant lot downtown across from the River City Grill and set the Master Plan aside for now. And before any Master Plan or major development can occur, the City provided infrastructure (i.e., sewer, water, Police, Fire protection, streets, traffic, etc.) must be shown to accommodate the projected growth. And PG airport needs to be upgraded and expanded to accommodate the growth just expected from the Sun Seeker Resort.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	9/5/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	I understand growth is needed and an increase in revenue is needed. I do not believe added low income housing and numerous high rise condominiums is the solution. My in-laws live in Ocean City, NJ. This too is a seasonal town (May through September). Many businesses are open only during high season. It is a dry town. It is a family town. It is a financially stable town. The town did not need to add numerous high rise buildings and low income housing in order to bring income into the city. It has a boardwalk along the ocean that provides a safe place for bikers and joggers, much like our harbor walk area.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	9/6/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	In a perfect world, yes. Most of the strategies would likely ensure economic stability everywhere. If we can further hone them to the uniqueness of Punta Gorda, focusing on small scale, baby steps and tailored progress, instead of 'what works elsewhere' we should be fine. PG will dig her heels in if things happen too big or too quickly. To me, what's most important is focused growth in the downtown area, mainly entertainment/retail-related, investment in the arts and culture, cleaning up boating areas, building dock areas adjacent to existing waterfront restaurants and properties, not diversified or affordable housing.	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	9/6/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	No	Economic Development & Fiscal Sustainability
Draft Plan Exit Survey	8/23/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	I believe people will build bigger and better residences if they love the beauty and potential of an area and also divest in areas that attract a lower social economic clientele. As far as labor is concerned they will travel a reasonable distance to work. Housing to accommodate labor should be away from downtown and any housing near downtown should be beautiful and command a hefty price. This is my vision and from experience I believe your option 1 and 2 are not in the best interests of residents. thank you for any feedback or consideration.	Housing
Draft Plan Exit Survey	8/23/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	I worry that this plan is limited in the amount of retail/commercial space in the downtown district and contains too much proposed residential in this district. I feel our town lends itself to residential on the outskirts of the downtown district (east, west of downtown) with the commercial in the downtown district. I would recommend looking at what happened to downtown Sarasota. It was primarily commercial/retail and a very vibrant dining/bar/music scene. When they started building residential downtown, it lost its vibrancy (and music) because the residents pushed for strict noise restrictions. This can easily happen when residential outnumbers commercial/retail.	Housing
Draft Plan Exit Survey	8/25/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	My next question is who do those preparing the plan for additional housing downtown think will be able to afford to live in that housing? We already know that only 9% of those who work in Punta Gorda can afford to live here, and absolutely nothing is given as to how to draw younger families to the town with jobs that can allow them incomes to afford to live here,	Housing
Draft Plan Exit Survey	8/25/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	Another point I found interesting, is during the presentation on Wednesday evening, it was stated the City is looking to increase tax collection via commercial revenue, yet the multi family housing in this "draft" plan far outweighs any commercial/businesses. We feel there is way too many multi family units being considered. I understand it was discussed that employees of local businesses need housing, however, what happens in the slow season when the businesses are laying off? Will the former employees be able to continue to pay the rent, or will the units go empty? I think keeping the multifamily housing on the east side near Bayfront is an option, I am not in favor of multi family housing aimed at attracting employees being placed downtown. I feel that should be more store fronts and short term for tourists year around. I would look again at parking in and around Fisherman's Village.	Housing
City Website Comment	8/27/2019	Comment, Suggestion, & Questions	Attended recent presentation and my husband and I like many others in the audience do not feel housing should be part of the Marketplace plan - middle income or affordable housing. That area is a meeting place for all events for citizens to come together and should continue to be used for that as turn out for events is always well attended. Those housed in that area would complain of the noise, traffic, etc.and would not find it a comfortable, quiet, livable environment and it would also compromise the number of people crowding for the city events. Also, don't go overboard with expanding mooring field. Jones Loop housing is an excellent idea so long as there is a cheap public transit system to the downtown area. We need a movie theater and stores.	Housing

Source	Date	Question	Comment	Topic
City Website Comment	8/27/2019	Comment, Suggestion, & Questions	The plan has been developed and presented in a way that headlines population growth. However, the economic study only projects a need for an additional 2100 housing units through 2030. Even if we use the Charlotte County average of 2.14 persons per household that's only 5,040 more people. The draft plan projects way more housing most of which would not be what is needed to move the workers into the city and would be way more growth than could be accommodated within the 2030 window. The seasonality issue will not be substantially changed by bringing in 5,000 people in the next 11 years. It is probably not even realistic. There could be more impact by keeping more of the current residents here for longer periods of the year. With a median net worth of \$337k and average of \$2,3M it is clear that there are a small number of high net worth individuals but most are comfortable in their current setting and are not likely to spend their money to move into equally expensive housing elsewhere in town.	Housing
City Website Comment	8/28/2019	Comment, Suggestion, & Questions	5. Pgs 90, 150 'Missing middle housing' to keep affordable homes and rentals, move away from waterfront, facilitate more lands 'south downtown' and north of Cooper/east of Olympia, while maintaining historic areas.	Housing
Draft Plan Exit Survey	9/5/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	LOW INCOME HOUSING: Many residents moved to this area because of it's safety, sense of security, low crime rate, and current socio economic demographic. Lower income housing invites lower incomes, crime, and the need for reliance on social welfare assistance. This costs the city money, not makes money. TOO MANY HIGH RISE HOUSING BUILDINGS RECOMMENDED - We appreciate the charm of our town. We don't want it turning into another crowded city like Naples.	Housing
Draft Plan Exit Survey	9/6/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	I disagree with degree of diversified housing development. The more diverse and affordable housing becomes, the lower the cost of living becomes and the downward spiral of the desirability to live here begins. There's a reason retirees choose PG. It's safe, upscale, small and basically worry/crime-free. The more "diverse" it becomes, the quicker those qualities diminish and PG becomes every town. I agree 100% with investing in arts, culture, boating, making downtown more playful and attractive, but not at the expense of our safety.	Housing
Draft Plan Exit Survey	9/6/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	Stop this nonsense about the need for more "mixed" and "affordable" housing, as all this created is a need for more schools and social programs which in reality end up costing taxpayers more money longterm.	Housing
City Website Comment	8/20/2019	Comment, Suggestion, & Questions	Extremely ambitious in terms of the envisioned growth. I like it very much, though, and hope it is embraced by the city so that some FBC and planning can be set into place.	Implementation
City Website Comment	8/22/2019	Comment, Suggestion, & Questions	I thought I heard that historic buildings had been identified. I found the map but where do I find the list of these structure be it residential or commercial?	Implementation
Draft Plan Exit Survey	8/26/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	Yes. The vision of the future presented by DKP is more representative of what they want and their experience, and does not emphasize retaining the small town amenities that prevail in the current PG and was the main attraction for many of the residents. What is missing is a priorities list of things that can be done first that have the most economic benefit and can be accomplished within the current PG City budget and would have the most immediate impact on the economic sustainability of PG. Specifically, the vacant lot across from River City Grill should be re-zoned for mixed use and incorporate only a small portion of the concepts presented by DKP. Unfortunately, any implementation of the Master Plan, aside from Zoning changes, will require new line items in the City budget first before the increased in tax revenues is realized by the residential and commercial expansion envisioned. Again, this will require an increase in taxes derived mostly from the current residents.	Implementation
Draft Plan Exit Survey	8/26/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	Yes. The Punta Gorda Isles Civic Association (PGICA), which has over 4000 resident members of PGI and is a major source of tax revenues for the City should be included in all action items. Also, the Downtown Merchants Association and the Punta Gorda Chamber of Commerce should be included in all action items that affect the commercial and retail development	Implementation
Draft Plan Exit Survey	8/27/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	Punta Gorda needs a Parks Department or a staff member dedicated to work on its parks so that there is someone who can advocate for sensible and sustainable use of our public spaces.	Implementation
Draft Plan Exit Survey	8/27/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	As it remains the only organization within which residents of the Historic District gather to express themselves, I would like to see the Historic District HOA included in some of the strategies other than for parking permits and removal of the dinghy docks at Gilchrist Landing.. We could contribute our voices in Strategies in Goal 1 and 2, at a minimum.	Implementation
Draft Plan Exit Survey	8/28/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	I think one of biggest partners should be the county government. Sometimes it feels like it's an us and them attitude.	Implementation
Draft Plan Exit Survey	8/28/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	Strong partnership with District 1 residents.	Implementation

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	8/31/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	Rather than missing policies and programs, there may be too many to realistically focus on.	Implementation
Draft Plan Exit Survey	9/1/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	I think these should be prioritized taking into consideration the cost, likelihood of success and ripple effect.	Implementation
Draft Plan Exit Survey	9/3/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	No	Implementation
City Website Comment	9/4/2019	Comment, Suggestion, & Questions	750 Trabue Avenue. A great deal of thought, time and effort, has gone into the preparation of this plan, but climate change concerns factor very little in it. We already have a major flooding and water displacement issue and it seems that most of the focus is on economic development. If building continues as it has of late, with huge cement stem walls, this will most certainly exacerbate the problem. New building codes have to be introduced, and strictly adhered to. Building and Code Departments must have properly qualified personnel, not people who "come up through the ranks" due to their length of service. Drainage plans should be enforced before commencement of construction. See 2014 Florida Residential Code - Drainage. R.401.3	Implementation
Draft Plan Exit Survey	9/5/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	INCREASE VOLUNTEER POLICE: As expansion of the city takes place, the volunteer police force should be increased.	Implementation
Draft Plan Exit Survey	9/5/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	ADD A UNIVERSITY: Has the planning committee considered moving a University closer to Punta Gorda. This would bring in younger people to pursue their education, who often then re-locate to the area they attended college. Secondly, it would bring in professionals and their family to staff the university.	Implementation
Draft Plan Exit Survey	9/5/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	ADD SOLAR POWER: Has the planning committee considered inviting Florida Power and Light to partner with Elon Musk to make Punta Gorda a solar city. This would reduce the carbon footprint. Money planned to spend on changing road directions and getting rid of roads, can be used to purchase solar panels. The solar panels could generate money for the city.	Implementation
Letter	9/5/2019	Response Letter	The implementation plan is excellent, highly collaborative in nature, and I noticed that it will keep TEAM very busy...exactly as I'd hoped. My question is about the next step...the process for the city and the citizens to select the strategies to move forward on and to put them into a workplan with a timeline. Will we need to bicker about each page, or can we envision a process? Clearly taxes will need to go up in this town, as illustrated clearly by Anita's insightful report.	Implementation
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	Let me start by thanking you for the opportunity to comment on this draft Master Plan for my hometown, of more than 20 years. The time restriction for doing so has, as one would expect, limited my ability to thoroughly read, comprehend the consequences and comment. I realize that most of the City residents do not live in the historic area (District 1). However, this is where most of the impact of the plan implementation will be. I would think residents of this area should be included as "potential partners" much more than they are. TEAM Punta Gorda is included, however there are few if any residents of the greater historic district involved in TEAM Punta Gorda. I do not know if Dover, Kohl and Associates or the City Officials are aware of this. Residents of the historic area should have representation on all items that touch the neighborhood. District 1 does have a non-mandatory homeowners association with a goal of communication with the City. It need not be the only voice for the area, but as the largest organized group of homeowners, it is a great start. For example, action item 1.5 under Goal 2 mentions "working closely with property owners", but they are not mentioned as a potential partner. The Waterfront Committee of the Historic District HOA compiled a very thorough research report on just the topic of action item 1.5 of Goal 2. It probably was not and will not be brought forward by the groups currently listed as "potential partners".	Implementation
Draft Plan Exit Survey	9/6/2019	In the Draft Plan Chapter 7 Implementation identifies potential partner organizations for each action item Are there any additional partners that you would like to add?	The citizens are always up for participating or partnering in events and implementations (even though many are part of some of the groups mentioned). Keeping lines of communication open to the community, I believe, is also key in making progress.	Implementation
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	Concerning strategic plan will the Airbnb rentals and the B&B rentals have policies that the City Council has or plan to have?	Implementation
City Website Comment	8/19/2019	Comment, Suggestion, & Questions	Just read the entire draft -- and I like what I see! Re-routing traffic patterns, more bike and pedestrian friendly areas, more facilities for boaters (yes!), and general smart planning for growth. Thank you City of Punta Gorda and Dover Kohl!	Mobility
City Website Comment	8/20/2019	Comment, Suggestion, & Questions	There is a lot to like in this master plan. I especially like the focus on bike trails. Doing that in a smart (and comprehensive) way could really transform how people get around in PG and it can only help the health of the people in the area.	Mobility
City Website Comment	8/20/2019	Comment, Suggestion, & Questions	1. Make City more bicycle friendly. Make a safe look around the City. 3. Add traffic circles in PGI to make roads safer. 4. I like the idea of a road direct from Burnt Store Isles shopping center to Monaco.	Mobility

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	8/23/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	Safer bike lanes to get down town & to waterfront.	Mobility
Draft Plan Exit Survey	8/23/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	I feel you have left out a very important "Existing Condition" - our weather. Weather was not discussed or mentioned anywhere in the plan except for the words "Florida's hot and humid climate" on page 100 and there is no mention of "wet". Also by-the-way, you incorrectly indicate that our shade trees are leafless during winter. Maybe this was copied this from some other plan but not true here in SW Florida. (Page 74 - "Trees even in winter"). You mention 'biking' in some form over 200 times throughout the document and 'walking' over 55 times. I feel there is too much emphasis on biking and walking without regard to our weather and the limits it puts on these activities. The very strong emphasis on "reducing the need for and amount of un-managed surface parking" ... "by re-balancing the city's mode split, or percentage of people walking versus biking versus driving" is not realistic, very seasonally oriented and incorrectly assumes we use walking and biking as a mode of transportation. I do not believe this to be the case and instead, feel we use walking and biking as a form of recreation/exercise. This is very different than transportation. Based on the location of most of our residents, they would not be able to walk or bike to downtown for shopping or dining. I have a bicycle and use it for recreation. I personally, have not ever nor would I, bike to dinner even though I personally live close enough to bike to the Harbor. Even if a significant number of folks bike or walk to downtown on occasion, they do not do it from April - October when the average temperature is >84 degrees. From May-September we average >90 degree days. June - September are the highest rainfall and highest humidity months and we average 51" of rain/year (www.worldclimate.com). And it will only be getting hotter going forward. I feel these conditions need to be included in the plan and in the design for the city. Specifically, I feel our weather needs to be taken into account in the MP and the planning of structures, parking and amount of area paved over in the downtown district. The current plan minimizes parking making it difficult for folks to drive and park in town, and could result in even further decrease in income for the businesses out of season (periods of hot days/nights and lots of rain). I think it's important to make sure folks are able to walk safely in the downtown area once they arrive in their vehicle, but do not feel biking should be a high priority for the entire downtown business area. I do believe that some kind of path/lane should be provided across the downtown area allowing bicycles to traverse west and east more safely.	Mobility
City Website Comment	8/24/2019	Comment, Suggestion, & Questions	Until PG can develop dedicated bike paths, biking is a hinderance and liability to the city. We have lived and tried to bike in PG for 8 years. Finally giving up last year. Walking paths and bikes don't mix well with dogs (which seem more prevalent each year). I don't see anything about the great baseball leagues.	Mobility
Draft Plan Exit Survey	8/25/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	We are 100% against changing Marion and Olympia to two way traffic. As a transportation engineer myself, I can only assume there was a reason the change was made in the first place. I feel it would increase the queuing time approaching 41 and actually increase accidents along both directions.	Mobility
City Website Comment	8/27/2019	Comment, Suggestion, & Questions	While the ideas around walkability and biking are generally good as it relates to recreational uses the assumption that a substantial portion of the population is desirous of walking and biking to conduct everyday life activities is FALSE. The ages throughout the plan period and the summer climate make this completely unrealistic. Possibly there is a public transit solution that could help but even that is doubtful given the geography of the prime residential areas which don't change.	Mobility
City Website Comment	8/28/2019	Comment, Suggestion, & Questions	Pg 76 Parking strategies: garages on east and north perimeters of city; encourage local businesses to develop shuttle programs and increase bike loan programs Pg 126 US 41/Marion/Olympia, reduce all lanes of 41 from bridge to 2 lanes; 2-way traffic on Marion & Olympia will eventually work; NO MORE AUTO DEALERS along us 41...the area from Airport Rd to McKenzie is ridiculous.	Mobility
Draft Plan Exit Survey	8/31/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	One of the major goals is to improve walkability and biking in the city. If there is to be significant improvement in walkability, we must provide shade for the walking areas, particularly during the summer months. More trees can work but is slow. I would recommend installation of "sail shade" along our sidewalks and harbor walk. It would be thematically consistent with our waterfront and boating goals, has been used successfully all over the world and would make walking in downtown measurably more comfortable in the summer months.	Mobility
City Website Comment	8/31/2019	Comment, Suggestion, & Questions	I believe that the final report should suggest that the city maintain pressure on the county government to extend the Route 41 MURT south from its current terminus at Taylor Road, to Tucker's Grade, connecting it to the wide bike path/shoulder that already exists on the north side of Tucker's Grade. That extension would allow bike riders to go all the way from downtown Punta Gorda to the Babcock-Webb wildlife area, where they have a safe 5 mile long road to ride on. I understand that the mandate to Dover/Kohl did not deal with this MURT extension because it is beyond the city limits. Nevertheless, the city would be doing a service to residents by lobbying the county and/or state on this modest project. There are already items in the final report that will require action by the county, state or even federal government in order to make adjustments to several roads including US41. Seeking the MURT extension from those agencies is not unreasonable.	Mobility
Draft Plan Exit Survey	9/1/2019	Do you think the strategies presented in the Draft Plan will ensure a more economically sustainable and vibrant future for Punta Gorda? If so which ones do you think are the most important?	I'd like the consultants to recommend the highest priority/beneficial things to do. Many times a few key changes can have a domino affect and produce several other beneficial impacts. I like the concept of visiting street flows and roundabouts to slow the pace down, encourage walking/biking. I think the plans suggestion for Taylor becoming to Woonerts is a great idea.	Mobility
Draft Plan Exit Survey	9/5/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	ELECTRIC CARS AND BIKES: Consider promoting mopeds and electric bikes.	Mobility

Source	Date	Question	Comment	Topic
Draft Plan Exit Survey	9/5/2019	Is there anything you would change or improve about the projects policies or city programs presented in the Draft Plan?	(a) REMOVAL OF ROADS : Our streets are already congested during high season. It does not make sense, therefore, to reduce the lanes on Tamiami. As one who has lived in several busy cities, narrow streets are never a good idea. Most towns seeks to widen roads, not remove lanes. (b) CHANGING ONE LANE ROADS: Changing one way roads to dual traffic is a costly endeavor. Additionally, it will cause confusion to many elderly drivers that are used to the way the roads currently are. This change can lead to accidents. Thirdly, changing the traffic patterns will not effect the speed. If you want to reduce the speed, at speed bumps. (c) BIKE PATHS: We love to bike daily. We do not like the idea of having a bike lane right next to major traffic. This we would not use and is not safe. Drivers today are often paying attention to their cell phones; this could increase accidents and death. In some cities, like in Evanston IL near Northwestern University, they have the street lanes for driving, then the parking lane or a boulevard, then the bike path.. Further, any where paths can be added such as the ones along the harbor, away from traffic, are safe and ideal.	Mobility
Letter	9/5/2019	Response Letter	I love the roundabout at Bal Harbor & Aqui Esta...but it seems unlikely. I'd like to see even more emphasis on bicycle/pedestrian friendly ideas. I love MURTS. I'd like to see connectivity from downtown all the way out to Ponce. The MURT could be extended from Shreve down Henry to Fishville, where that crazy intersection needs to be redesigned, and then continue all the way down Marion to Ponce. I'd like to see a MURT connect the Bird Streets & the golf course neighborhood to Marion and/or 41 as well. Its impossible to get out of that neighborhood by bike.	Mobility
City Website Comment	9/5/2019	Comment, Suggestion, & Questions	I believe the Dover Kohl tenet that the community should be built around a walking and biking philosophy is in error. I assume this is a standard DK position extracted from other communities. But Punta Gorda is not like other communities. I recall a DK survey taken to establish how many ride bikes. Of course the response was expectedly high from a retirement population. Perhaps the question should have asked how many bike for recreation vs bike for transit. I bike around the block but I'm not a biker. Are your recommendations based on skewed data?	Mobility
City Website Comment	9/6/2019	Comment, Suggestion, & Questions	Visitors should not need to start their experience on our pathway by parking their car at Gilchrist Park. It is a small park, where every part of it should be pleasing to our senses. Except for handicap parking and a loading area, the lots should be offsite with eco transportation or our bodies to get us there. Goal 4: The plan puts forth many great ideas for convenient, fun alternative transportation that would enhance mobility of those in our community who may be driving less as well as those with ecological concerns.	Mobility
City Website Comment	8/19/2019	Comment, Suggestion, & Questions	Front cover of "Big Ideas" says Preserving Community Character.	Other
City Website Comment	8/24/2019	Comment, Suggestion, & Questions	I'm moving to PG in December and I've suscribed to the mayors blog. I saw the progress report on the RO water treatment plant. When is it planned to be operational. I'm thinking of getting a whole house five-stage water filter installed but maybe I won't need it if the plant is to be completed soon. I thank you for your time!	Other
City Website Comment	8/26/2019	Comment, Suggestion, & Questions	If you proceed with this ridiculous plan not only will we move but the 3 family members we talked into buying here and we will never recommend this place to anyone ever. You have absolutely no idea what your are ruining with your what appears to be greedy money making scheme of a plan. The whole thing is pure marketing fluff and nonsense with skewed analysis. If you would have focused on the huge retirement pool instead of some off the wall goal of attracting a younger working type you would have had a gold mine. I hope it fails miserably or a hurricane washes it out to sea. I'm so disgusted with this and can't wait to move. We can find the kind of crappy city you describe in your plan anywhere in the US, especially in Florida. You had something unique and different. Instead of making that better you hired some fancy big talking money grubbing wishful thinking bunch of bozos available in the industry. You will ruin Punta Gorda. Btw I am genX and I "was" happy to retire here but you took that idea away. The greed and power hungry mongers in this world never ceases to amaze me.	Other
Draft Plan Exit Survey	9/6/2019	Are there any policies or programs that you feel are missing in order to achieve your vision of the future?	No	Other