



PLAN PUNTA GORDA

2019 CITY-WIDE MASTER PLAN



WORK-IN-PROGRESS PRESENTATION

3/15/2019

An aerial photograph of a park area. In the center, there is a circular paved plaza with a large white compass rose design. To the right of the plaza is a small, octagonal gazebo with a brown roof. The park is surrounded by lush green grass, numerous palm trees, and other tropical vegetation. A paved path winds through the park, and a body of water is visible on the right side. In the background, there are residential houses and more trees.

THANK YOU TO OUR PARTNERS:

TEAM PUNTA GORDA

FIRST UNITED METHODIST CHURCH

AND TO ALL OF OUR VOLUNTEERS:

JENNIFER BEANE
MARTHA BIREDA
BETSY BLAUSTEIN
MARTY BLAUSTEIN
DELLA BOOTH
JUSTIN BRAND
TOM CAVANAUGH
ADAM CUMMINGS
ERIC DEYOUNG
JAKE DYE
CAROLYN FREELAND
NAOMI GAZOLLA
NORA GIURICI
HARVEY GOLDBERG
TOM GRAMZA
JUDY GROSVENOR
SHELLY HARRIS
SUZANNE HERRON
SUE HILLS
TERESA JENKINS
NANCY JOHNSON
DAN KAIN
ASHLEY MAHER
JULIE MATHIS
JOHN MILLER

DAVE MILLS
TERI MILLS
JULIE MORIARITY
NANCY MORRIS
BOB MUELLER
WENDY MUELLER
DONNA PETERMAN
ALAN SCHULMAN
GARY SKILLICORN
MARILYN SMITH-MOONEY
FRANK SPERRY
MARILYN THOMAS
BILL WELSCH
TERI BURRITT
DAWN ONOFRIO
DEL TEMPLETON
REBECCA KRIKORIAN
SANDRA DRESSLER
RON DRESSLER
DUANE ISING
JANET GRAMZA
THOMAS GRAMZA
DAWN ONOFRIO
CYNTHIA LANZA
SANDRA DRESSLER

RON DRESSLER
CAROL MARTIN
STELLA MARKEL
DONNA WHALEN
HAL STERWERF
GINA SILVIDI-CAIRNS
CHUCK BETTINSON
REBECCA KRIKORIAN
GINA SILVIDI-CAIRNS
CHUCK BETTINSON
JENNIFER HENDERSHOT
BETSY SPAGNOLO
NANCY JOHNSON
MONA VIEREGG
CHUCK BETTINSON
SHERRI LENNON
JENNIFER HENDERSHOT
CHUCK BETTINSON
NANCY JOHNSON
SHERRI LENNON
BETSY SPAGNOLO

TONIGHT'S EVENT: WORK IN PROGRESS & SURVEY

WELCOME BACK

THE PROCESS THIS PAST WEEK

WHAT WE'RE HEARING

ECONOMICS CHECK-UP

THE BIG IDEAS

TRANSPORTATION CLOSE-UPS

WHAT'S NEXT

ADJOURN TO INTERACTIVE DESIGN EXHIBITS

END OF THE WEEK – BEGINNING OF THE PLAN

MAR 11 **Charrette: Kick Off & Hands-On Design Session**
9:00 AM – 11:30 AM and 6:00 PM – 8:30 PM
First United Methodist Church

MAR 12 **MAR 14** **Charrette: Open Design Studio**
9:00 AM – 11:00 AM and 5:00 PM – 7:00 PM
Lashley Marina Community Room

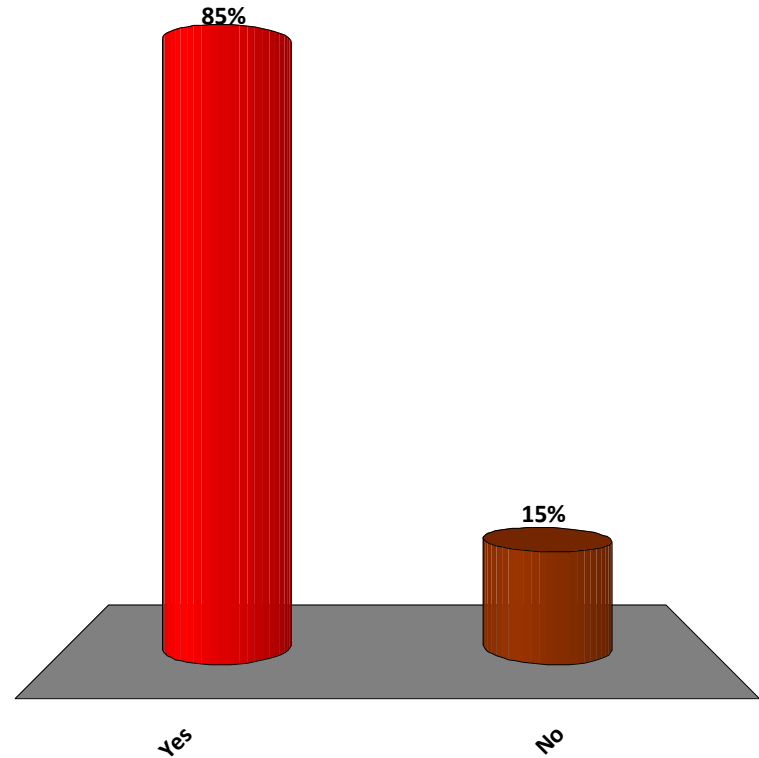
MAR 13 **Gilchrist Park Waterfront Activity Center Open House**
5:00 PM – 7:00 PM
Charlotte High School Cafeteria

MAR 15 **Work-In-Progress Presentation**
4:30 PM – 6:30 PM
First United Methodist Church

HAVE YOU ATTENDED ANY OF THE CHARRETTE EVENTS THIS WEEK?

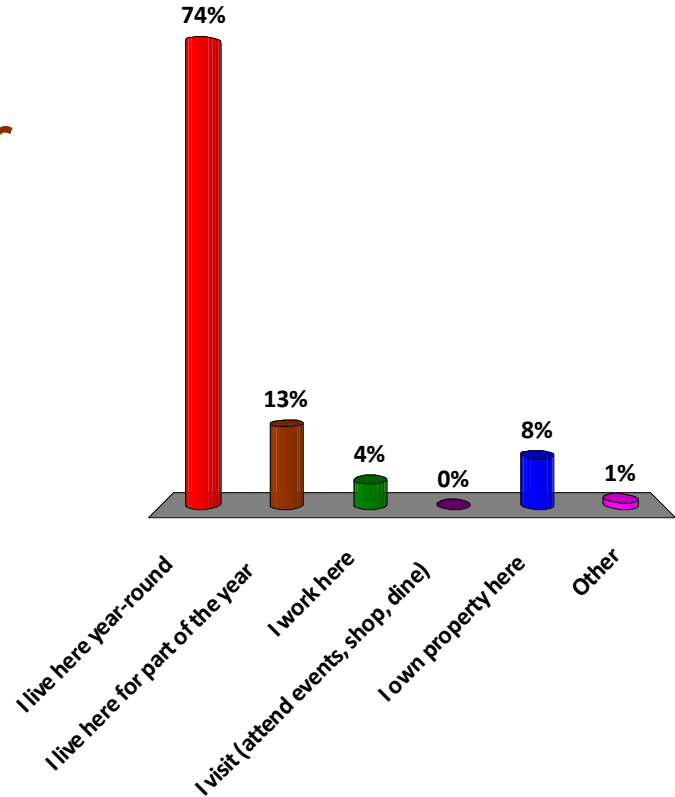
1. Yes

2. No



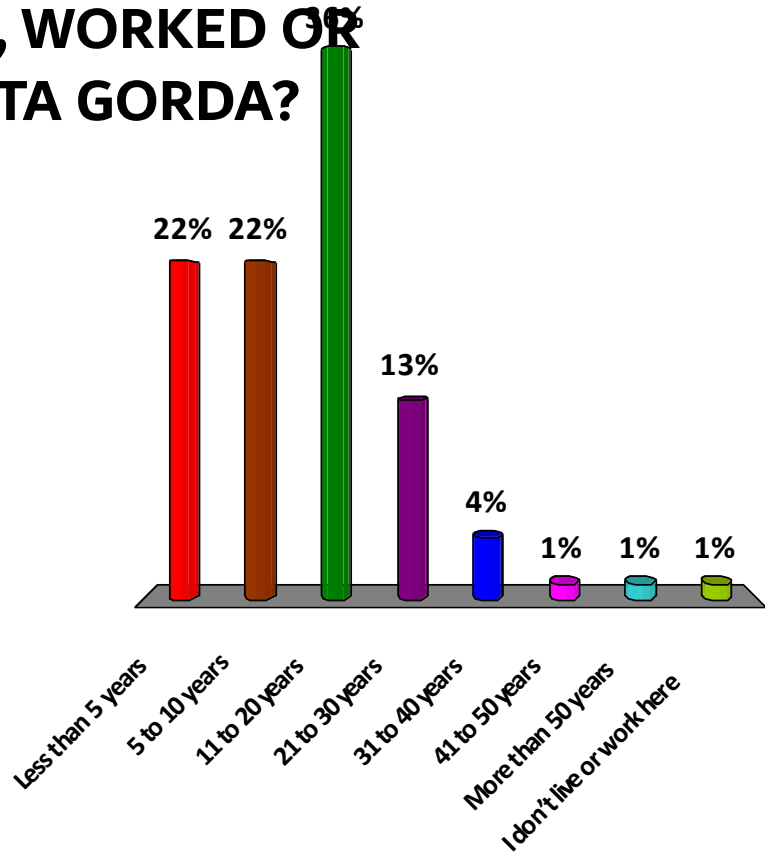
WHAT IS YOUR PRIMARY INTEREST IN PUNTA GORDA?

1. I live here year-round
2. I live here for part of the year
3. I work here
4. I visit (attend events, shop, dine)
5. I own property here
6. Other



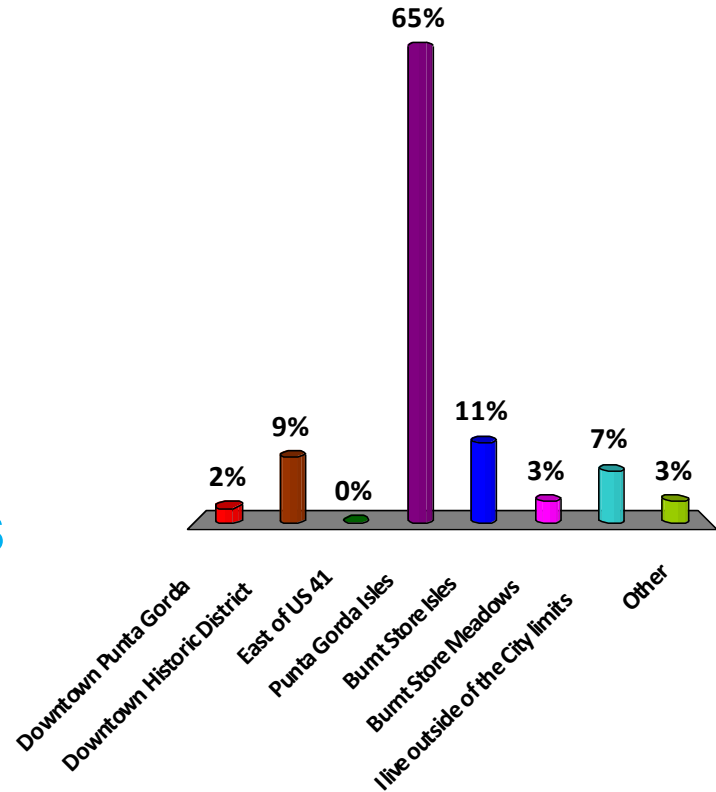
HOW LONG HAVE YOU LIVED, WORKED OR OWNED PROPERTY IN PUNTA GORDA?

1. Less than 5 years
2. 5 to 10 years
3. 11 to 20 years
4. 21 to 30 years
5. 31 to 40 years
6. 41 to 50 years
7. More than 50 years
8. I don't live or work here



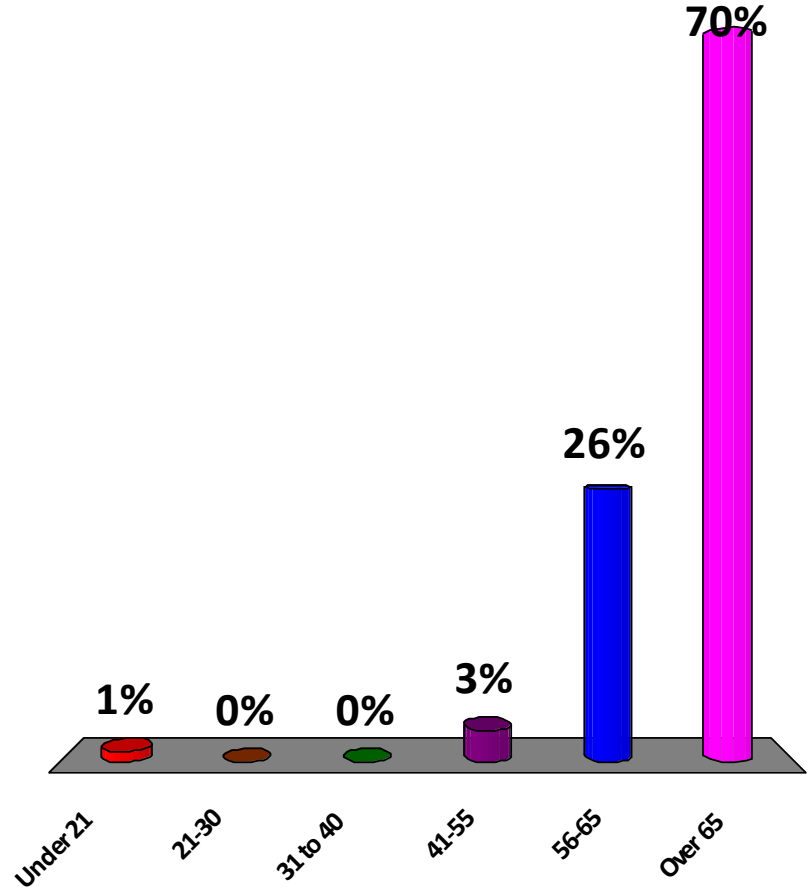
WHICH NEIGHBORHOOD DO YOU LIVE IN?

1. Downtown Punta Gorda
2. Downtown Historic District
3. East of US 41
4. Punta Gorda Isles
5. Burnt Store Isles
6. Burnt Store Meadows
7. I live outside of the City limits
8. Other



HOW OLD ARE YOU?

1. Under 21
2. 21-30
3. 31 to 40
4. 41-55
5. 56-65
6. Over 65

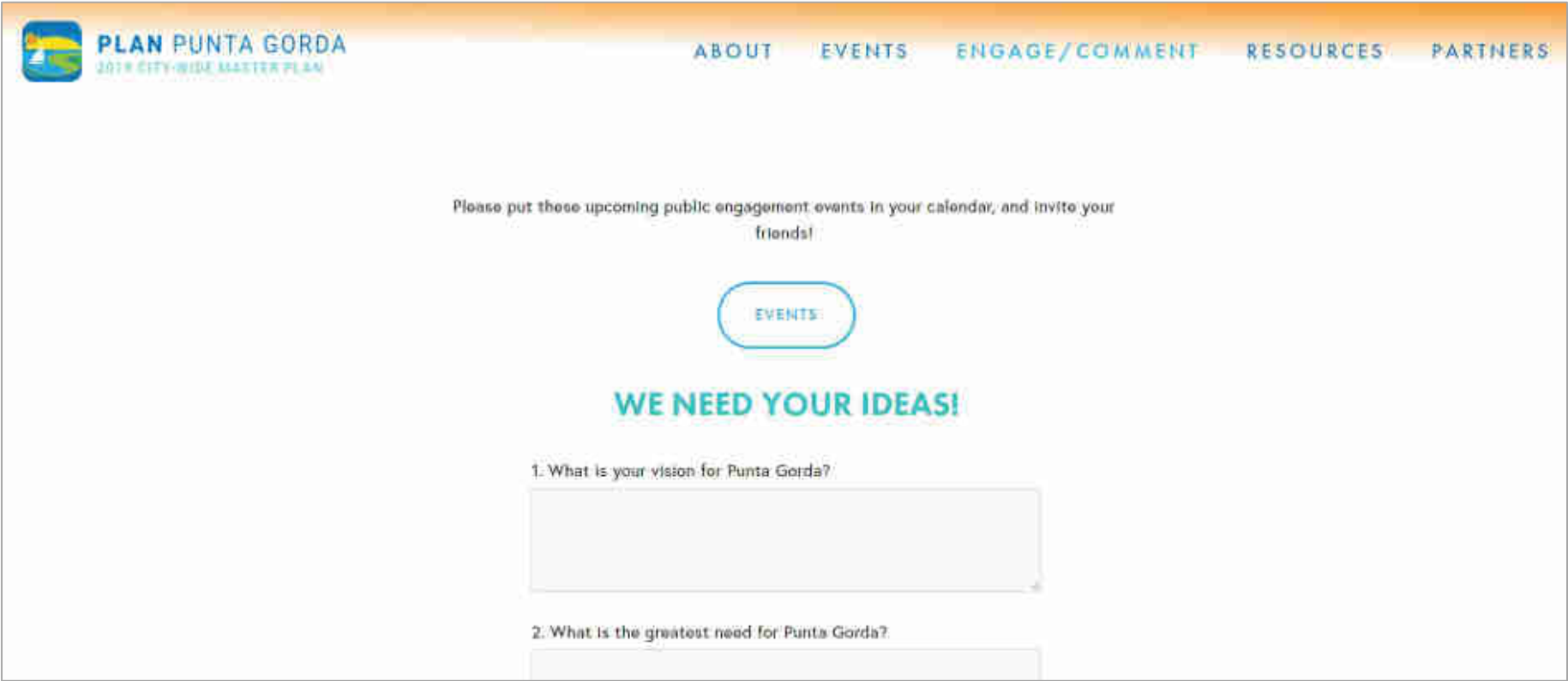


A group of people, including several men in the foreground, are seated at a long table in what appears to be a meeting or workshop. They are looking towards the right side of the frame. In the foreground, a man with glasses and a white shirt is gesturing with his hands while speaking. On the table in front of him are several documents and a blue water bottle with the text 'ROCK.COM' and '800-99-7711' printed on it. A large teal circular overlay is positioned on the right side of the image, containing the text 'CITIZEN PLANNERS, HANDS-ON' in white, bold, sans-serif capital letters.

CITIZEN PLANNERS, HANDS-ON

255+ ONLINE RESPONSES

Plan Website Survey Forms



500 PARTICIPANTS

Hands-On Design Sessions – Monday, March 15th



TOURING THE SITE

By Foot, Car, and Bike



30+ INTERVIEWS AND TECHNICAL MEETINGS

Understanding local challenges and goals: January – March 2019

- City Council
- Public Works Department
- Finance Department
- Police & Fire Department
- Utilities
- Punta Gorda Chamber
- Downtown Merchants Association
- County Chamber
- Economic Development Partnership
- Gulf Coast Partnership
- Team Punta Gorda
- Smart Growth Punta Gorda
- PGI Civic Association
- Downtown Historic HOA
- Harborside Center for the Arts
- Boat Club
- PG Boaters Alliance
- Learn-to-Sail
- Fishermen's Village
- Local Developers & Property Owners
- Local Real-Estate Professionals
- FDOT District 1
- Peace River Riders
- Local Cyclists
- Visual Arts Center
- PG Historic Mural Society
- PG Historical Society
- Blanchard House Museum



120+ VISITORS TO THE OPEN DESIGN STUDIO

Discussing Ideas with the Consultants: Tuesday, March 12th – Thursday, March 15th



200 VISITORS TO THE GILCHRIST PARK OPEN HOUSE

Testing Preliminary Design Concept with the Public: Wednesday, March 13th



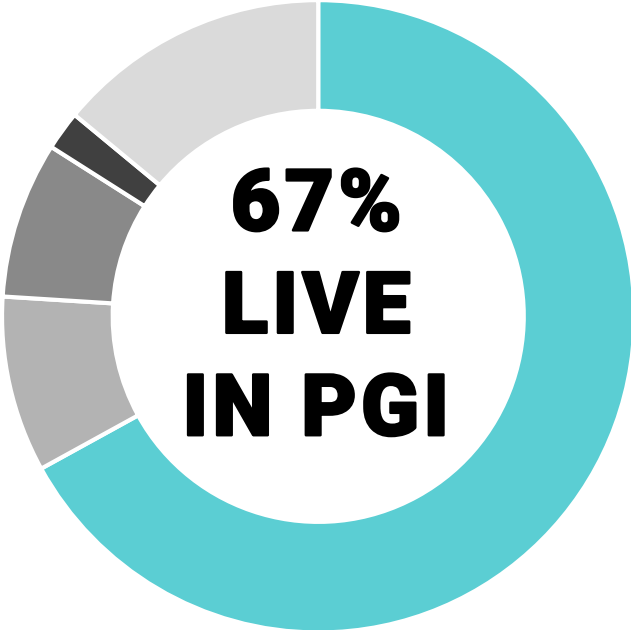
**WE'VE HAD
OVER 1,000
HANDS-ON
TOUCH POINTS!**



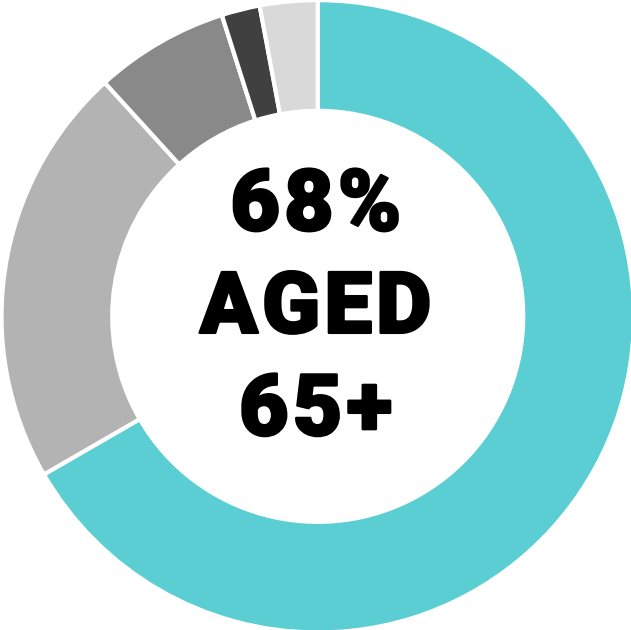
WHO WAS IN THE ROOM?

Charrette Kick-Off Presentation – Morning Session

Where do you live?



How old are you?

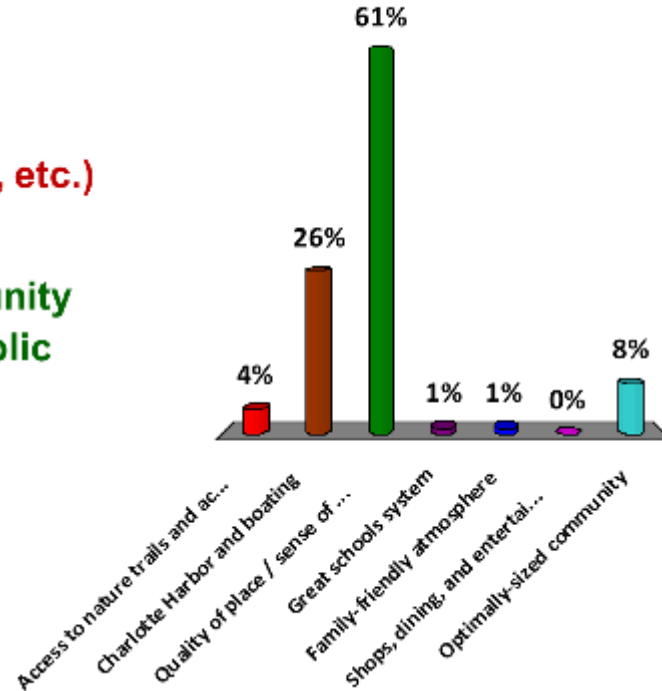


PARTICIPANT INPUT

Charrette Kick-Off Presentation – Morning Session

WHAT DO YOU SEE AS PUNTA GORDA'S TOP STRENGTH?

1. Access to nature trails and active recreation (biking, golf, pickleball, etc.)
2. Charlotte Harbor and boating
3. Quality of place / sense of community (festivals, community groups, public spaces, historic character)
4. Great schools system
5. Family-friendly atmosphere
6. Shops, dining, and entertainment
7. Optimally-sized community

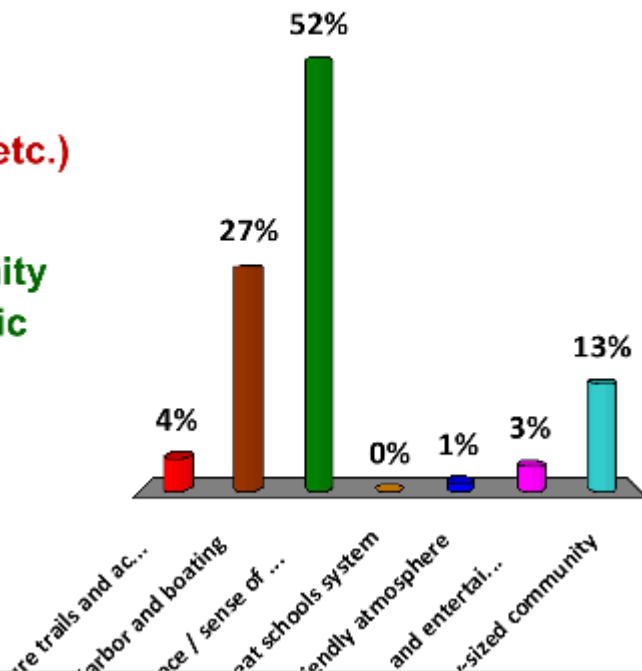


PARTICIPANT INPUT

Charrette Kick-Off Presentation – Evening Session

WHAT DO YOU SEE AS PUNTA GORDA'S TOP STRENGTH?

1. Access to nature trails and active recreation (biking, golf, pickleball, etc.)
2. Charlotte Harbor and boating
3. Quality of place / sense of community (festivals, community groups, public spaces, historic character)
4. Great schools system
5. Family-friendly atmosphere
6. Shops, dining, and entertainment
7. Optimally-sized community





PRIDE OF PLACE



PRIDE OF PLACE



PRIDE OF PLACE



PRIDE OF PLACE



PRIDE OF PLACE

MASTER PLAN BIG IDEAS

- 1 Make Downtown a vibrant and attractive place
- 2 Celebrate Charlotte Harbor and welcome more boating
- 3 Diversify housing types
- 4 Fully embrace walking and biking
- 5 Encourage strategic commercial development

AVAILABLE



239.275.4922

LQWEST.COM

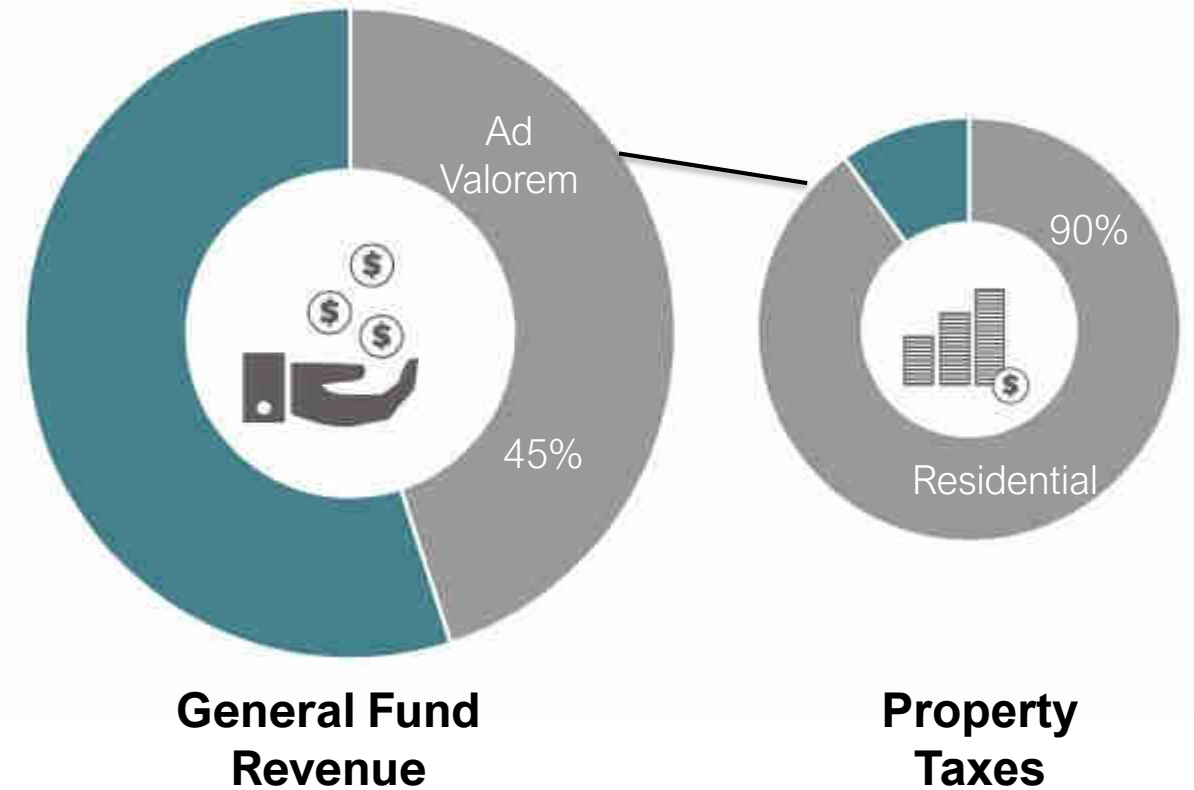
LICENSED REAL ESTATE BROKER

MICHAEL PRICE, ALC

ECONOMIC CHECK-UP

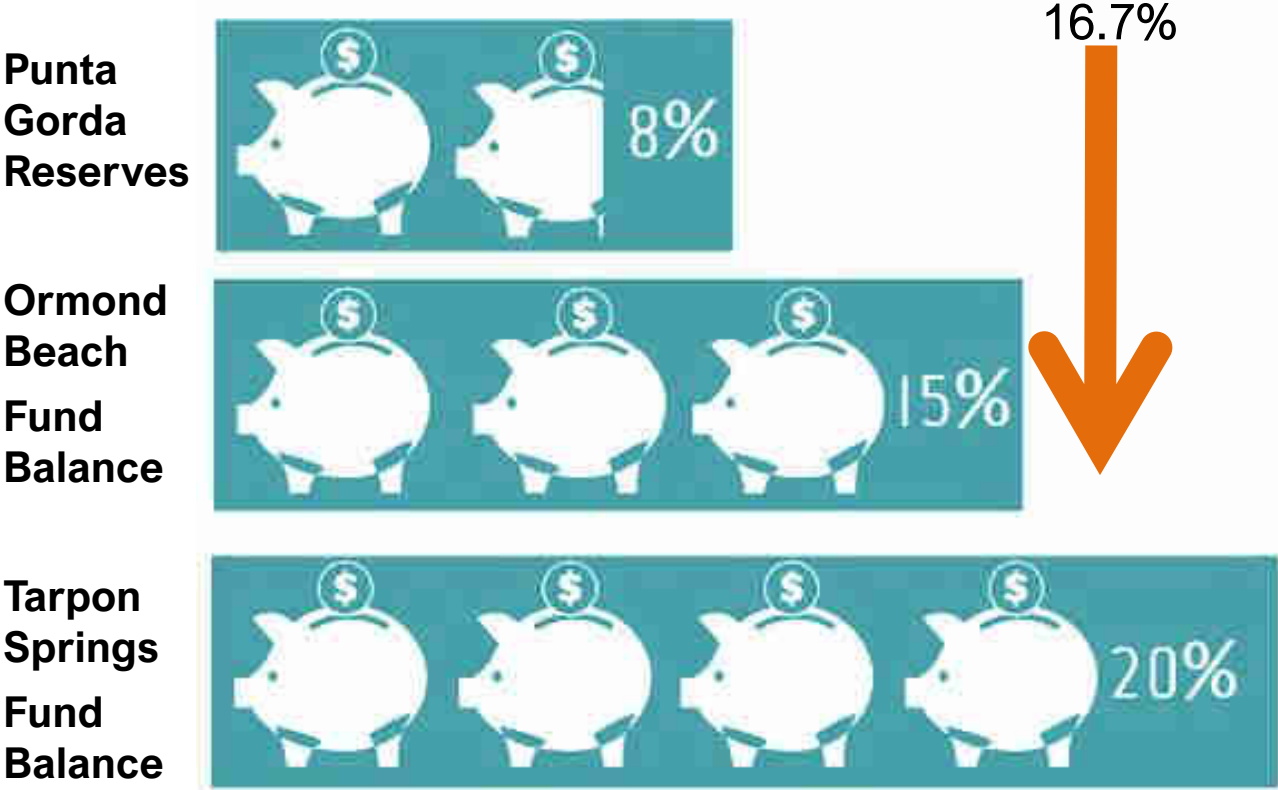
LACK OF BALANCE

Economic Recommendations



FISCAL RESERVES

Limited Backup Resources



WHY ANNEX?

Revenue generating options

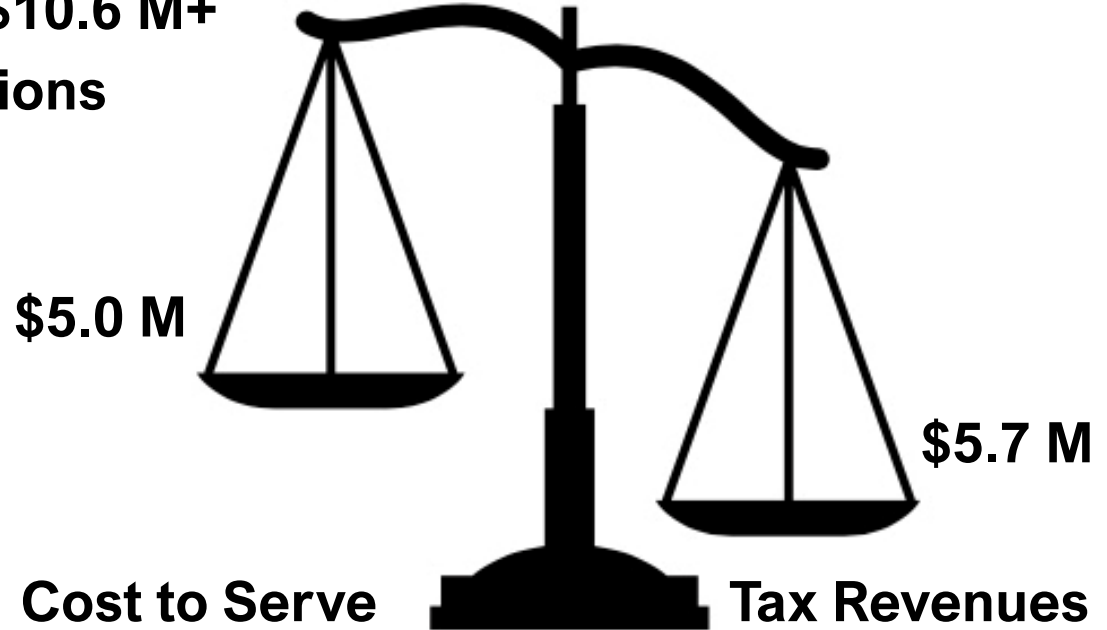
1. Design control
2. Public health & environmental issues
3. Efficient delivery of services



WOULD ANNEXATION HELP?

Not a panacea

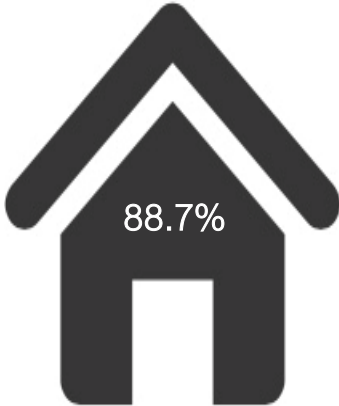
**Invest Initial Capital \$10.6 M+
Fund Septic Conversions**



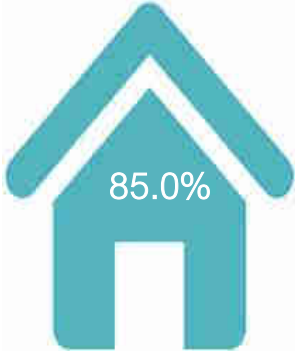
ANNEXATION RESULTS

Residential Share of Tax Base

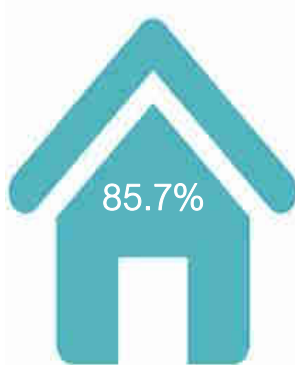
Existing Tax Base



**Full
Annexation
Today**

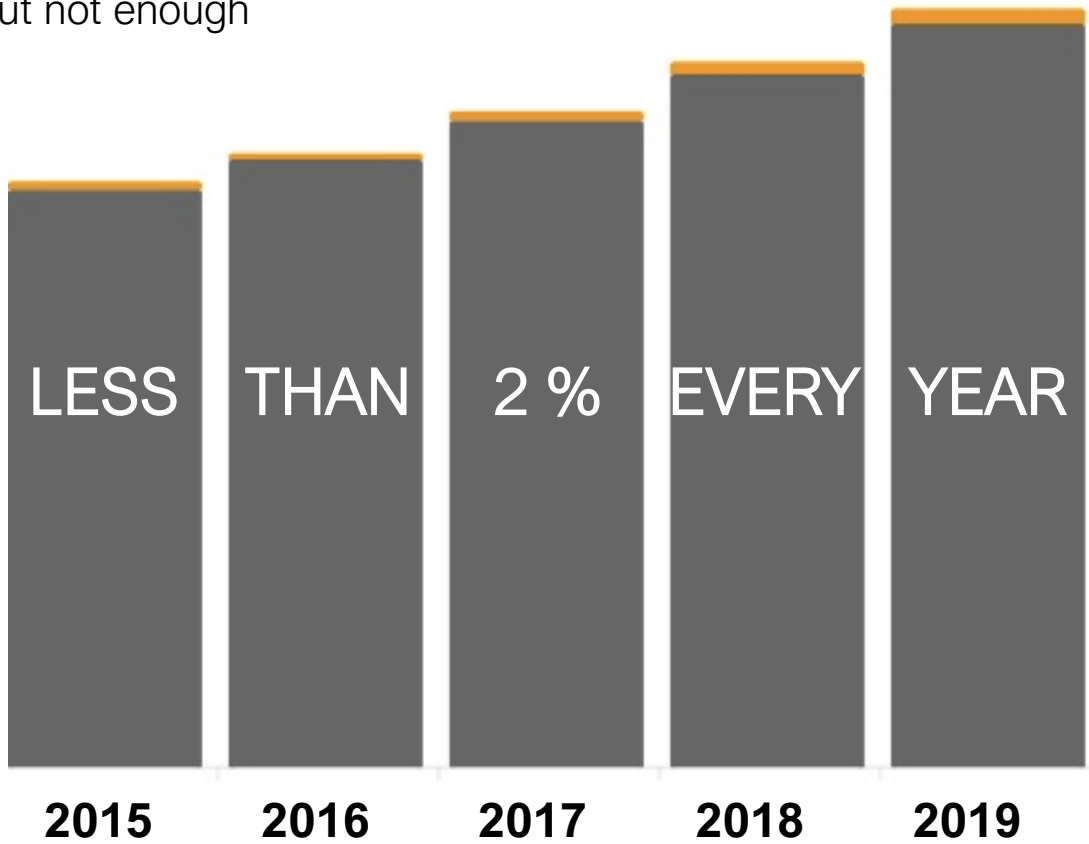


**Full
Annexation
2030**



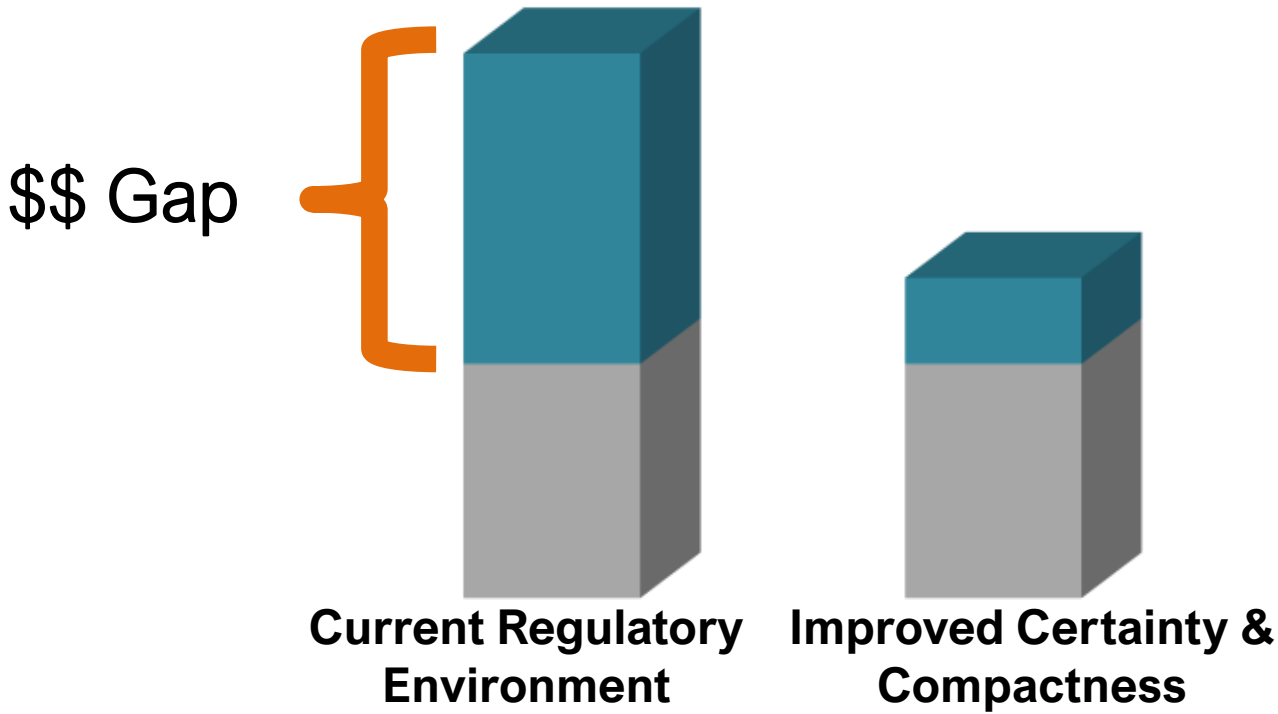
BARE MINIMUM NEW CONSTRUCTION

Demand exists but not enough



FINANCIAL VIABILITY

Rents insufficient to carry costs



COMPACT DEVELOPMENT WORKS

Costs exceed revenue stream



\$10,000 per unit
15 du / acre



\$6,000 per unit
25 du / acre

BUSINESS CHALLENGES

Events meet gap cash flow

Events draw essential customers

Any decline in attendance and/or canceled events threatens stores

Difficult to hire/retain

Draw more boaters to stabilize

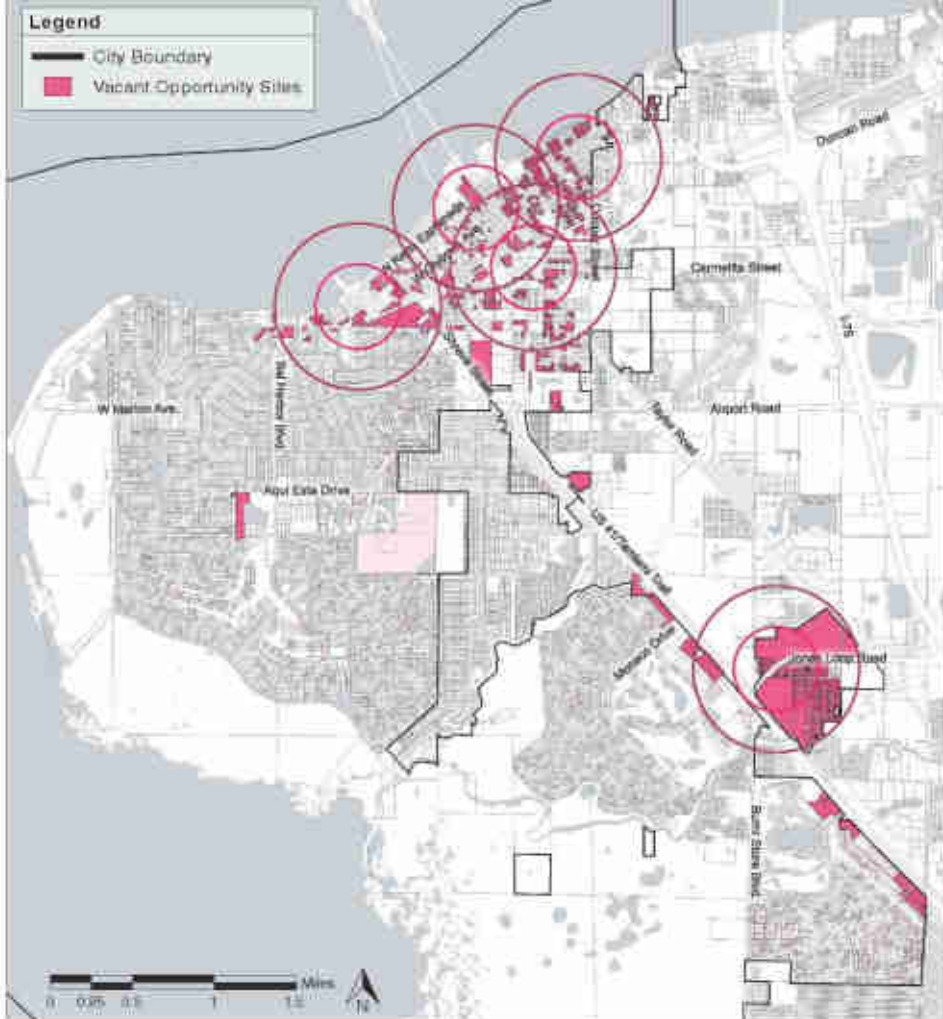


CALL TO ACTION

- 1. REMOVE IMPEDIMENTS**
- 2. CREATE PLAN B FOR WEATHER**
- 3. MORE COMPACT DEVELOPMENT
IN THE CORE**



THE BIG IDEAS



TO ENHANCE EXISTING & CREATE NEW VIBRANT & WALKABLE NEIGHBORHOODS

- 1/4 Mile: 5-Minute Walk
- 1/2 Mile: 10-Minute Walk

MASTER PLAN BIG IDEAS

- 1 Make Downtown a vibrant and attractive place
- 2 Celebrate Charlotte Harbor and welcome more boating
- 3 Diversify housing types
- 4 Fully embrace walking and biking
- 5 Encourage strategic commercial development

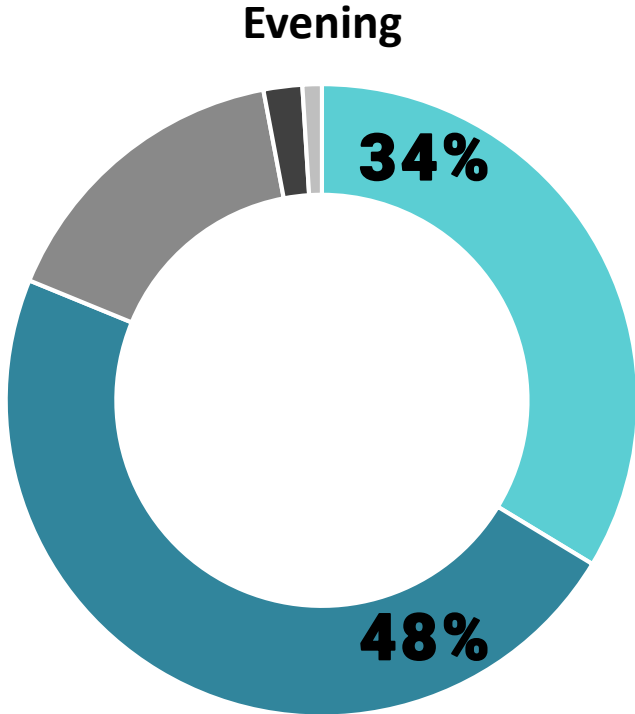
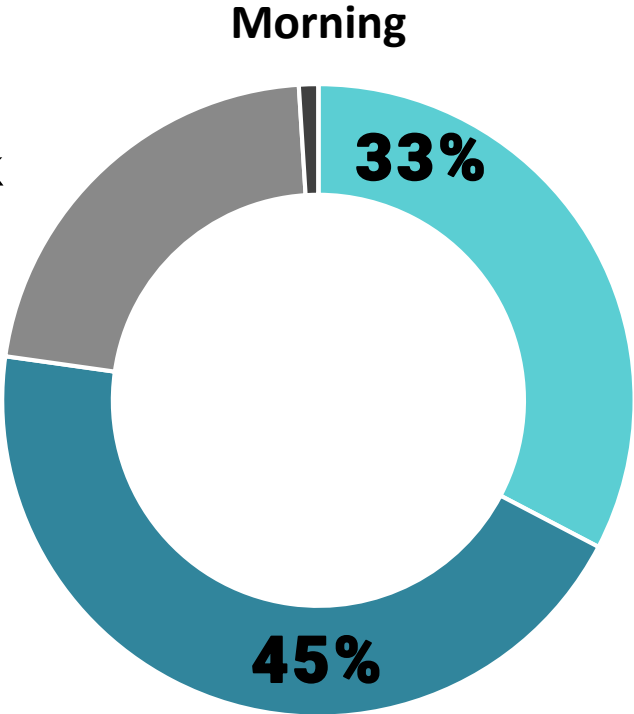


**MAKE
DOWNTOWN
A VIBRANT &
ATTRACTIVE
PLACE**

HOW OFTEN DO YOU GO DOWNTOWN?

Charrette Kick-Off Presentation – Morning & Evening Session

- Every Day
- Every Week





SHAPED

COMFORTABLE

CONNECTED

SAFE

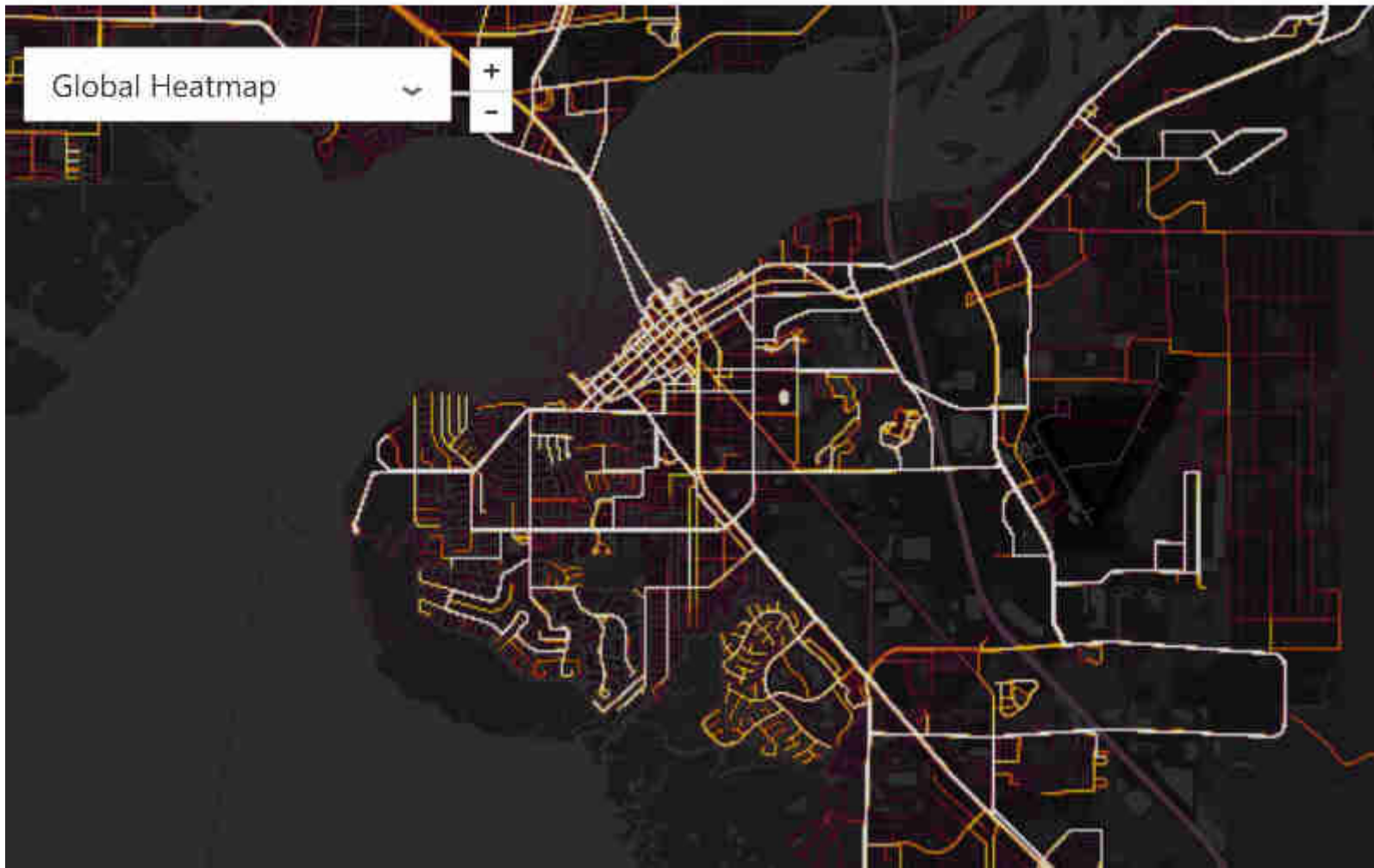
MEMORABLE



Global Heatmap

+

-



EXISTING CONDITIONS



Sullivan St

W. Marion Ave

W. Marion Ave

Marion Ave

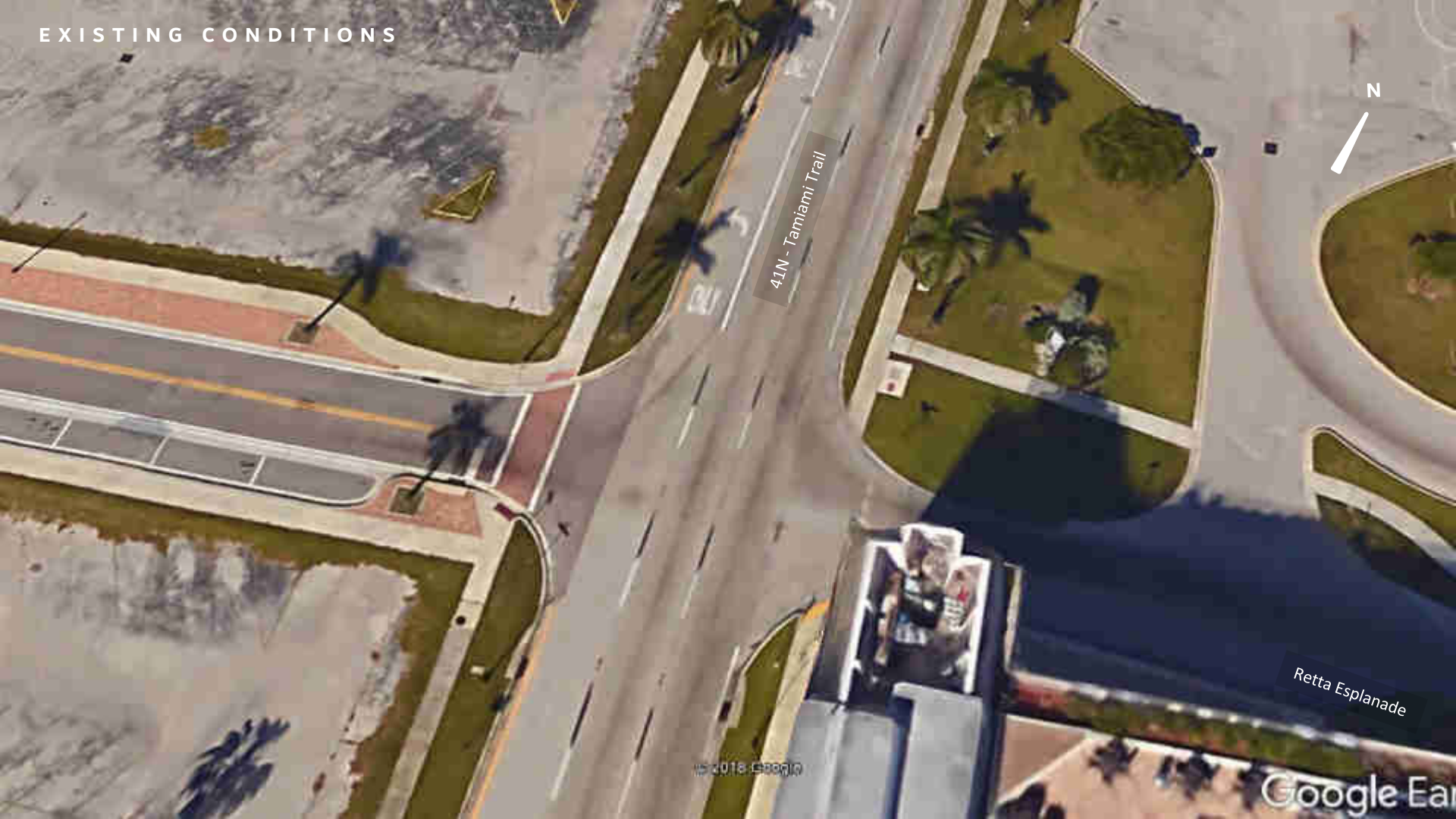
41

W. Marion Ave

Wesport St

W. Marion Ave

EXISTING CONDITIONS



41N - Tamiami Trail

Retta Esplanade



Google Earth

© 2018 Google

WHAT IF?

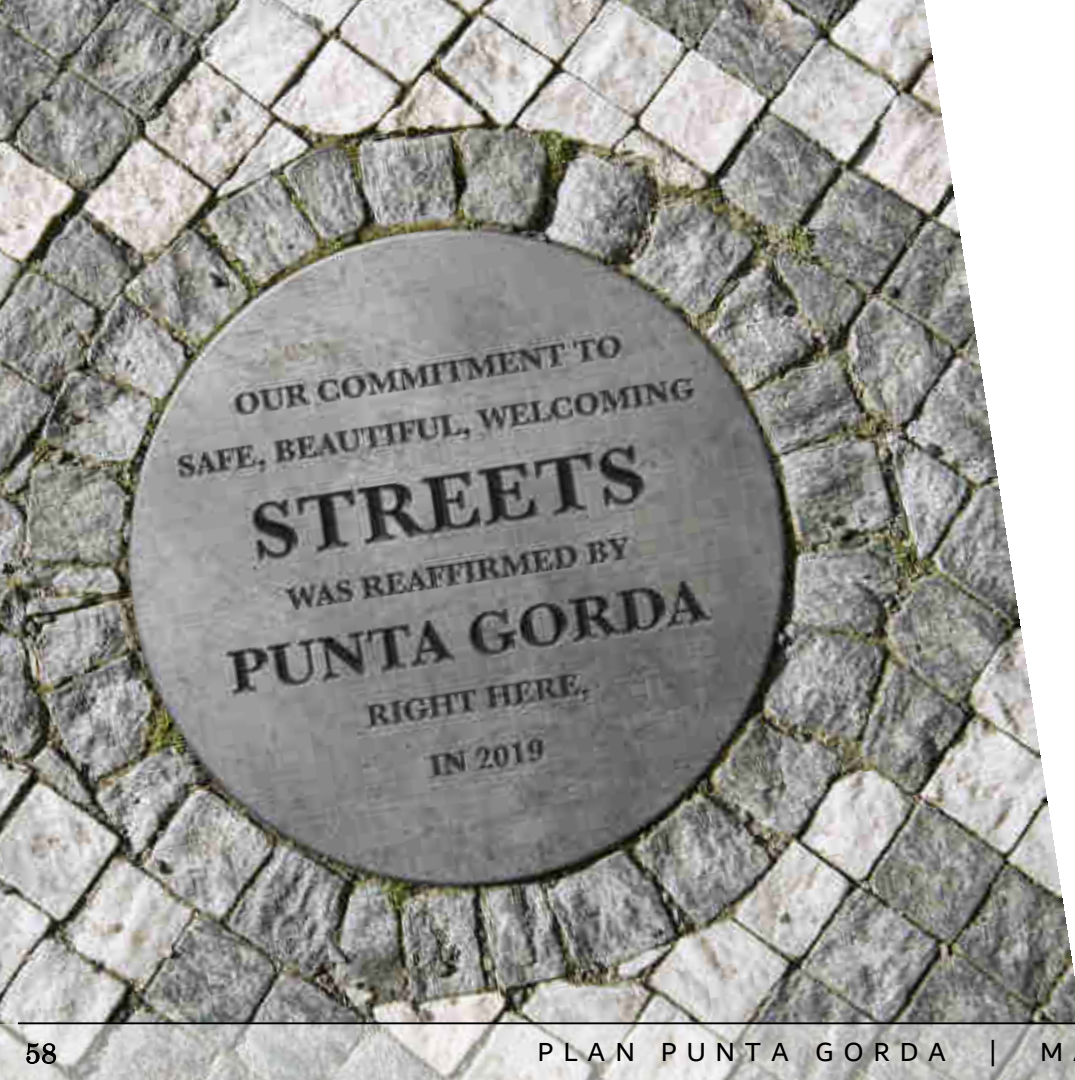


41 N- Tamiami Trail

Bridge →



Retta Esplanade



IN 2019
PUNTA GORDA
REAFFIRMED ITS
COMMITMENT TO
SAFE, BEAUTIFUL,
WELCOMING
★ STREETS ★
STARTING
RIGHT HERE

CITY MARKETPLACE

Existing Conditions



CITY MARKETPLACE

Option 1 – Mixed-Use with Performance Venue



CITY MARKETPLACE

Option 2 – Mixed-Use with Apartment Building



CITY MARKETPLACE

Option 2 – Mixed-Use with Apartment Building



CITY MARKETPLACE

Option 3 – Public Space on US 41



CITY MARKETPLACE

Option 3 – Public Space on US 41



CITY MARKETPLACE

Existing Condition



CITY MARKETPLACE

Option 3 – Public Space on US 41



U-SAVE SITE

Existing



E Olympia Ave

Nesbit St



41 - Tamiami Trail

E Virginia Ave

U-SAVE SITE

What if?



U-SAVE SITE

View 1 - Existing



E Olympia Ave

Nesbit St

41 - Tamiami Trail

E Virginia Ave



U-SAVE SITE

View 1 - What if?



41 - Tamiami Trail

Nesbit St

E Virginia Ave



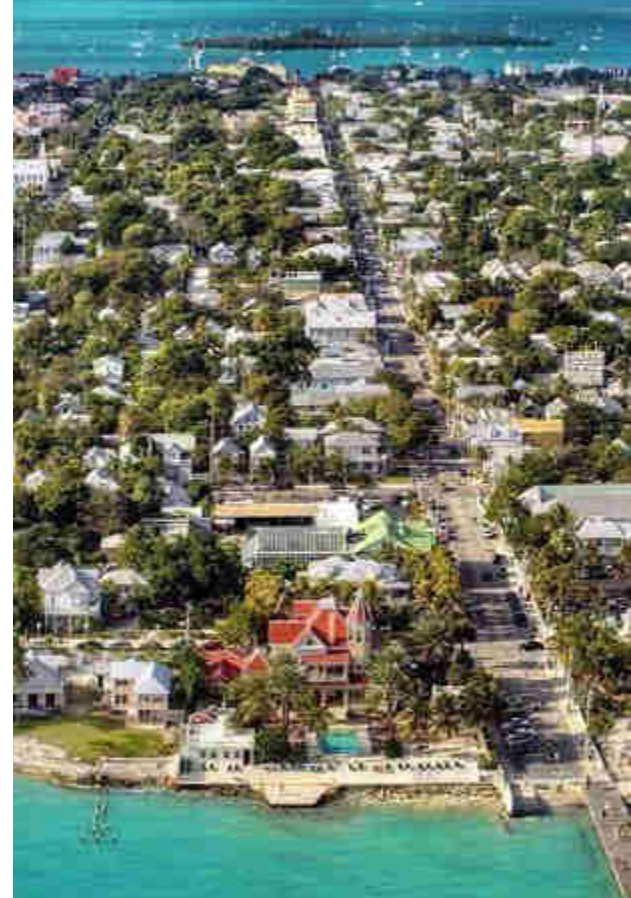
CHARLESTON



SAVANNAH



KEY WEST



U-SAVE SITE

View 2 - Existing



Nesbit St

E Virginia Ave

E Olympia Ave

41 - Tamiami Trail

U-SAVE SITE

View 2 - What if?



U-SAVE SITE

View 3 - Existing



U-SAVE SITE

View 3 - What if?



E Virginia Ave

Nesbit St



SHAPED

COMFORTABLE

CONNECTED

SAFE

MEMORABLE



HUMAN CREATIVITY, ON DISPLAY



HUMAN CREATIVITY, ON DISPLAY



WHAT IF?



WHAT IF?





POLL

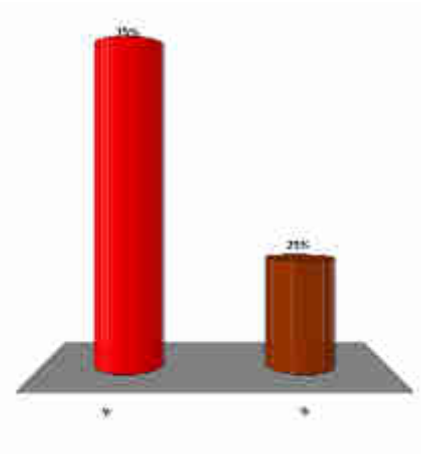
WHICH OPTION FOR CITY MARKET PLACE DO YOU LIKE BEST?



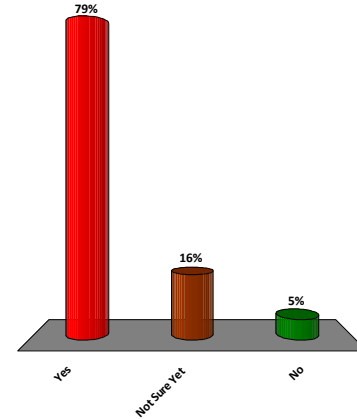
A. Mixed-Use with Performing Arts Center



B. Mixed-Use with Apartments



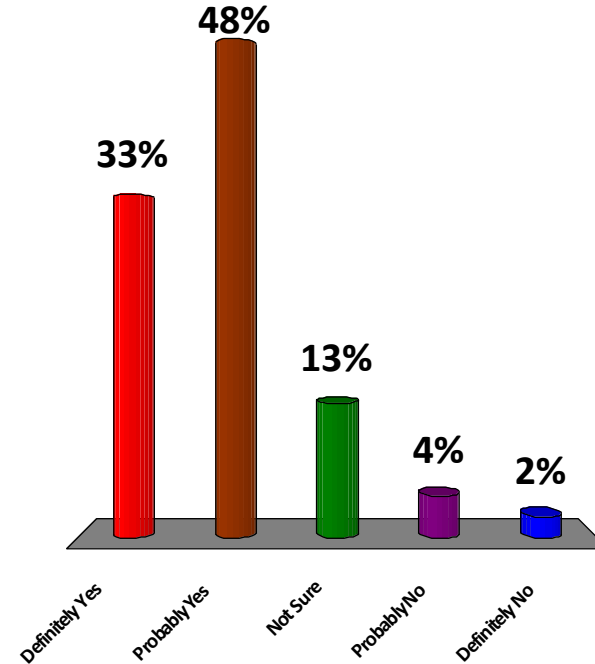
DO YOU LIKE THE OPTION PRESENTED FOR THE U-SAVE SITE DOWNTOWN?



1. Yes
2. Not Sure Yet
3. No

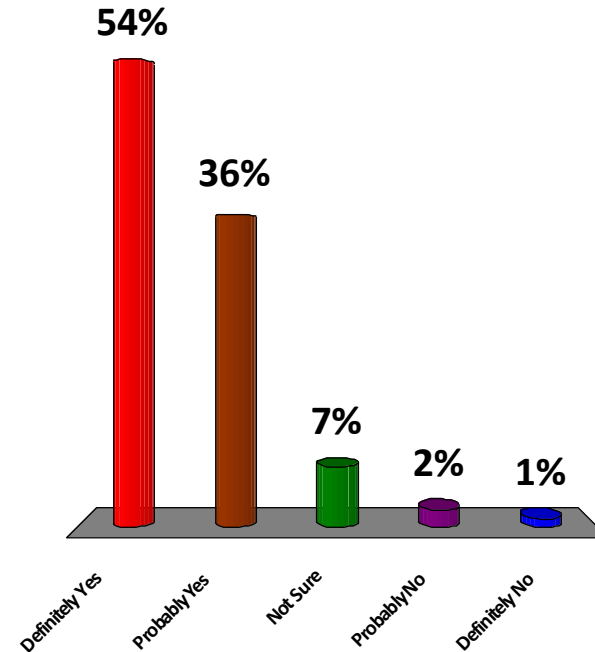
ARE THE DEVELOPMENT OPTIONS SHOWN CONSISTENT WITH YOUR VISION FOR DOWNTOWN?

1. Definitely Yes
2. Probably Yes
3. Not Sure
4. Probably No
5. Definitely No

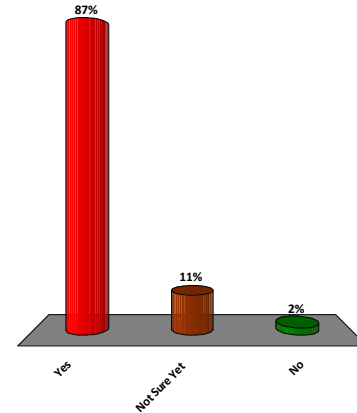


WITH THE RIGHT ARCHITECTURAL STANDARDS IN PLACE WOULD YOU SUPPORT CHANGING THE RULES TO RESTART DEVELOPMENT?

1. Definitely Yes
2. Probably Yes
3. Not Sure
4. Probably No
5. Definitely No



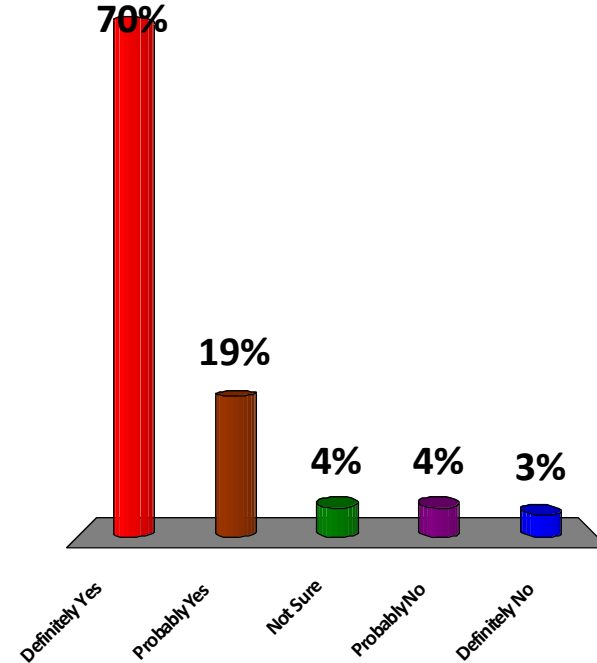
WHAT DO YOU THINK OF INCORPORATING SOME BIG ART, LIKE THE LIGHTING OF THE BRIDGES?



1. Yes
2. Not Sure Yet
3. No

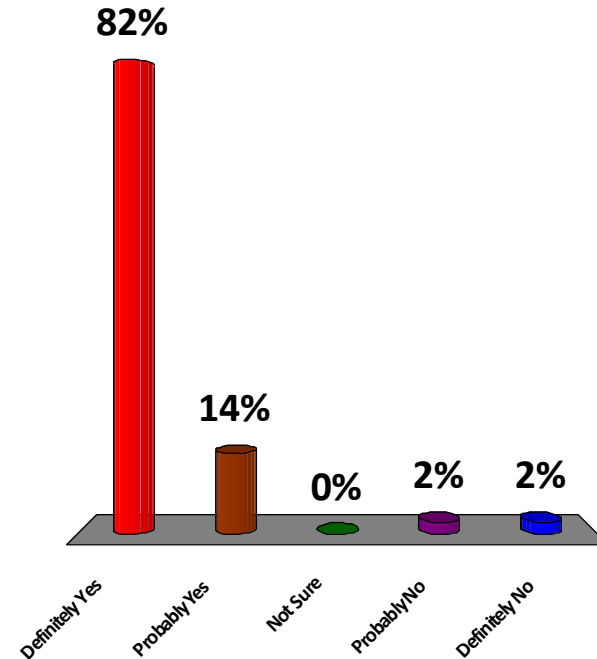
DO YOU WANT A SIGNAL AND CROSSWALK AT RETTA FOR SAFER CROSSING?

1. Definitely Yes
2. Probably Yes
3. Not Sure
4. Probably No
5. Definitely No



DO YOU THINK THE SPEED OF CARS DETRACTS FROM THE EXPERIENCE OF RESIDENTS AND VISITORS DOWNTOWN?

1. Definitely Yes
2. Probably Yes
3. Not Sure
4. Probably No
5. Definitely No



A photograph of a multi-story Art Deco building, likely in Miami, with a teal circular overlay on the right side containing white text. The building features prominent windows, balconies, and a classic architectural style. A traffic light and a silver car are visible in the foreground. The text is centered within the teal circle.

**CELEBRATE
THE HARBOR
& WELCOME
BOATERS**

FISHERMEN'S VILLAGE

Existing



W Marion Ave

Maude St

FISHERMEN'S VILLAGE

What if?



W Marion Ave

Maude St

FISHERMEN'S VILLAGE

What if?



FISHERMEN'S VILLAGE

What if?



W Marion Ave

FISHERMEN'S VILLAGE

Existing



W Marion Ave

Maude St

W Retta Esplanade

FISHERMEN'S VILLAGE

What if?



W Marion Ave

Maude St

FISHERMEN'S VILLAGE

What if?



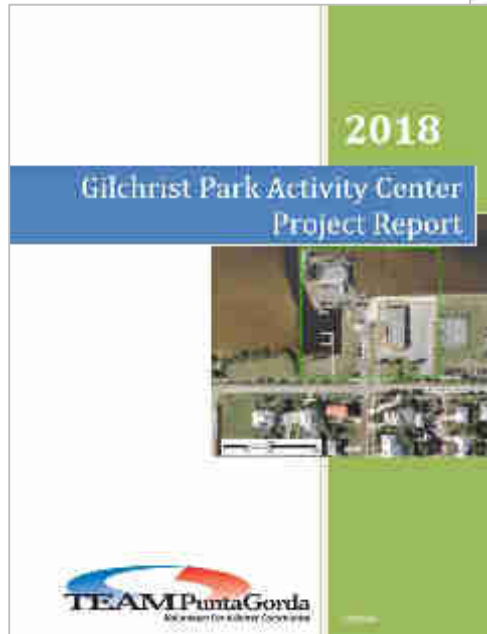
FISHERMEN'S VILLAGE

What if?



PREVIOUS COMMUNITY INPUT & PLANS

Establishing the Design Options



2018
Gilchrist Park Activity Center
Project Report

TEAM Punta Gorda
Alliance for Quality Coastlines

PUNTA GORDA WATERFRONT DEVELOPMENT MASTER PLAN 2018



Historic District IEAA Reply to Boaters Alliance Waterfront Master Plan (Version 1, updated Jan. 9, 2019 after meeting with the Boaters Alliance)

Introduction

This document, prepared on behalf of the Punta Gorda Historic District Home Owners Association, presents recommendations regarding what the City of Punta Gorda should do to effectively manage waterfront development. It was prepared in response to the Punta Gorda Boaters Alliance's *Punta Gorda Waterfront Development Master Plan 2018* (Attachment 1). Our recommendations revolve around management of anchoring, mooring fields, and (shore)side facilities for anchored and moored (in a mooring field) boats.

Vision

Preparation of a management plan begins with an understanding of the users who will be impacted by the management plan. For anchoring, mooring fields, and moored (shore)side support structures and facilities the users are boaters and have the need to be divided into three groups:

- Visiting boaters
- "Base boaters" (typically called live-aboaters - more to follow...)
- Transit boats

Visiting Boaters

This is the most group that the Boaters Alliance appears to be thinking about in their *Punta Gorda Waterfront Development Master Plan 2018*. A visiting boater is one who typically uses 10 days or less. Currently they are put up by Fisherman's Village or Lighthouse Marina, get a mooring ball at the mooring field east of the bridge, or anchor east of the bridge outside of the mooring field or west of the bridge off Gilchrist Park. If it's a larger sailboat with a mast over 45' (per NOAA chart 11400, some claim it's really 52') the options are a slip at Fisherman's Village and anchoring off Gilchrist Park. They come ashore, use the sights, and spend money at restaurants, bars and shops. If they are responsible boaters they don't discharge sewage into the waterway. From NOAA numbers who anchored the anchorage there are, at most, one or two mooring boaters per week.

Visiting Boaters - FEOS

- Spend money in Punta Gorda restaurants, bars and shops

Visiting Boaters - CONS

- None -- as long as they don't discharge sewage into the water

Base Boaters

Base (live)in) anchor off the waterfront and live aboard their boat. They pay for extended periods of time: months and sometimes years. One of these boats has been anchored off Gilchrist Park for over 7 years.

DESIGN OPTIONS TO BE EXPLORED

4 Concepts for Bayfront Center & Boat Club

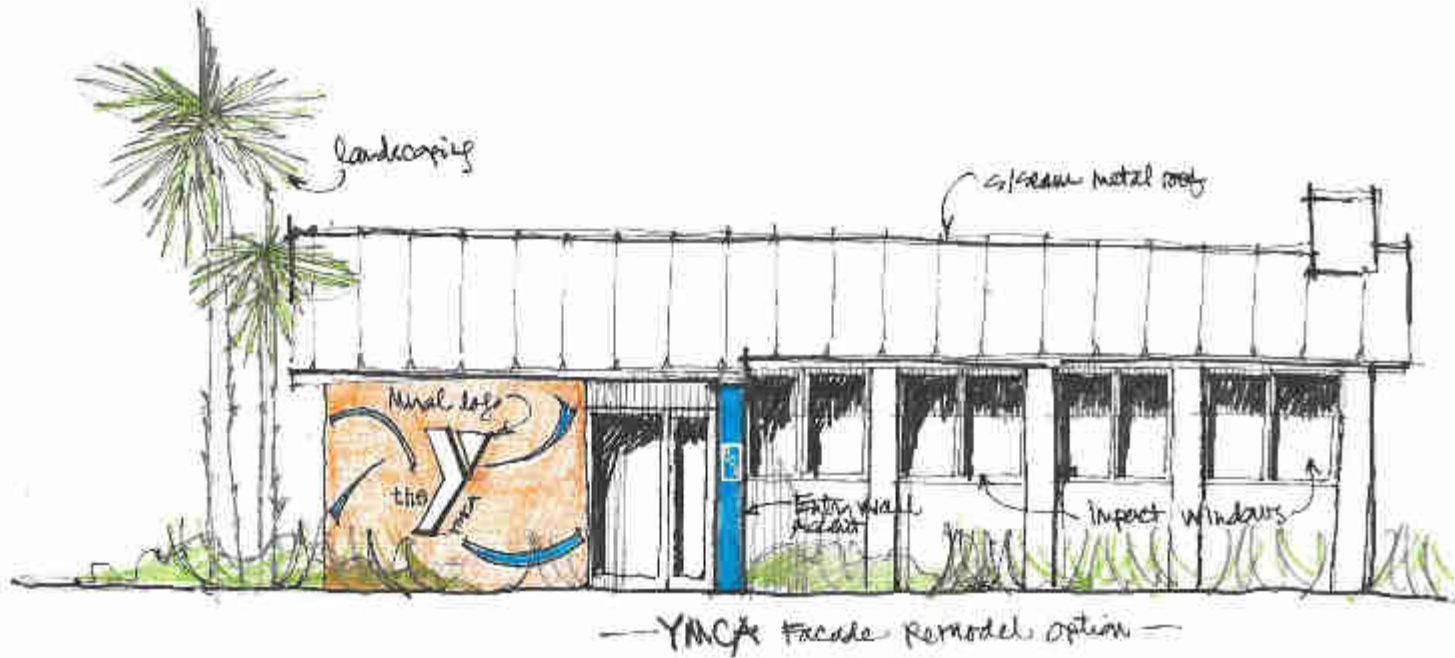
1. Renovate the existing buildings
2. Replace existing buildings with one larger building that accommodates all users and community-desired activities
3. Replace existing buildings with one modest building that accommodates some users and activities (primarily those that are water-related)
4. Replace existing buildings with landscaping and park elements, such as covered patios and picnic areas

OPTION 1: RENOVATE EXISTING BUILDINGS

Initial Study: Bayfront Center Elevation

Existing Square Footage - 8,520

Max renovation Cost – \$ 320,000 max



OPTION 1 : RENOVATE EXISTING BUILDINGS

Existing site plan



EXISTING
BAYFRONT
CENTER

OPTION 1 : RENOVATE EXISTING BUILDINGS

Landscape improvement

TRELLIS
COURTYARD

EXISTING
BAYFRONT
CENTER

GRAVEL
GROVE

Landscape Cost – \$ 80,000

OPTION 1 : RENOVATE EXISTING BUILDINGS

Landscape and facade improvement

TRELLIS
COURTYARD

EXISTING
BAYFRONT
CENTER

BUILDING
ADDITION

GRAVEL
GROVE

Landscape Cost – \$ 80,000

OPTION 1 : RENOVATE EXISTING BUILDINGS

Existing Bayfront Center



OPTION 1 : RENOVATE EXISTING BUILDINGS

Phase 1: Initial landscape improvement

NEW TRELLIS

LANDSCAPE
IMPROVEMENT

OPTION 1 : RENOVATE EXISTING BUILDINGS

Phase 2: landscape and facade improvement

FACADE
IMPROVEMEN
T

NEW TRELLIS

LANDSCAPE
IMPROVEMENT

OPTION 1 : RENOVATE EXISTING BUILDINGS

Phase 3: Building Addition

NEW ADDITION

NEW TRELLIS

LANDSCAPE
IMPROVEMENT

OPTION 2 : REPLACE WITH LARGER BUILDING

Initial Site Plan: Sketch A



Square Footage: 15,810 (Indoor, A/C)

10,000 (Ground Floor Courtyard)

2,590 (Terrace)

Max Occupancy: 480-1,000 People (Reception Hall)

650-1,400 People (Ground Floor Courtyard)

140 People (Classrooms)

Cost Estimate: \$3.6 - \$3.7 Million

OPTION 2 : REPLACE WITH LARGER BUILDING

Initial Site Plan: Sketch B

Square Footage: 15,810 (Indoor, A/C)

10,000 (Ground Floor Courtyard)

2,590 (Terrace)

Max Occupancy: 480-1,000 People (Reception Hall)

650-1,400 People (Ground Floor Courtyard)

140 People (Classrooms)

Cost Estimate: \$3.6 - \$3.7 Million

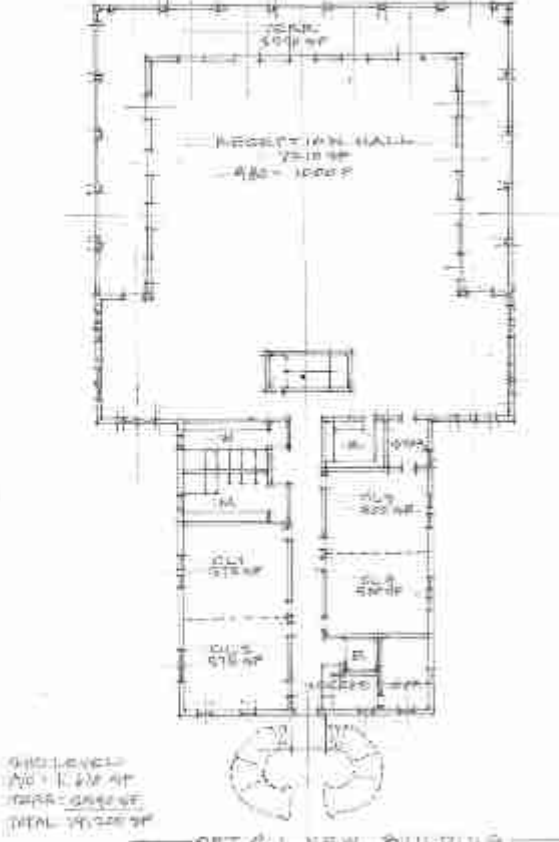


OPTION 2 : REPLACE WITH LARGER BUILDING

Architecture floor plan: Ground floor

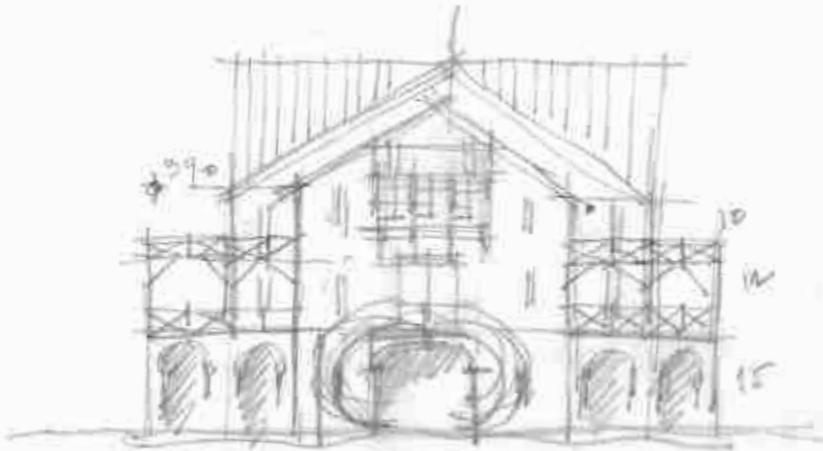


Architecture floor plan: Second floor

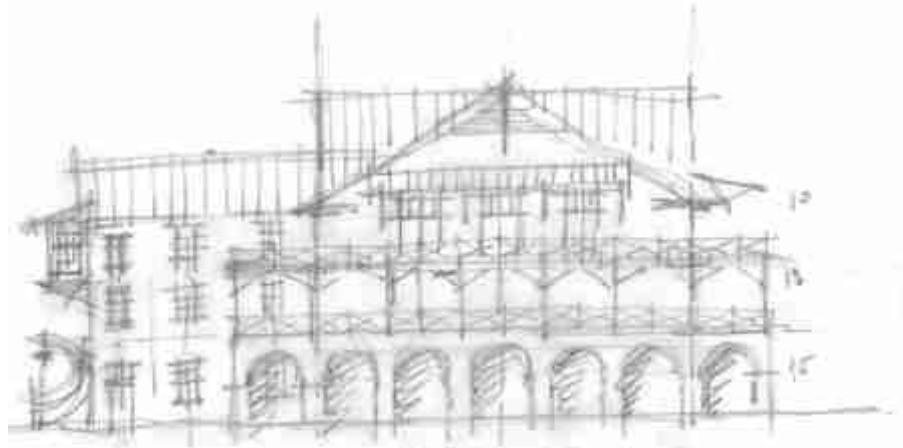


OPTION 2: REPLACE WITH NEW LARGER BUILDING

Initial Building Elevations: Sketch A



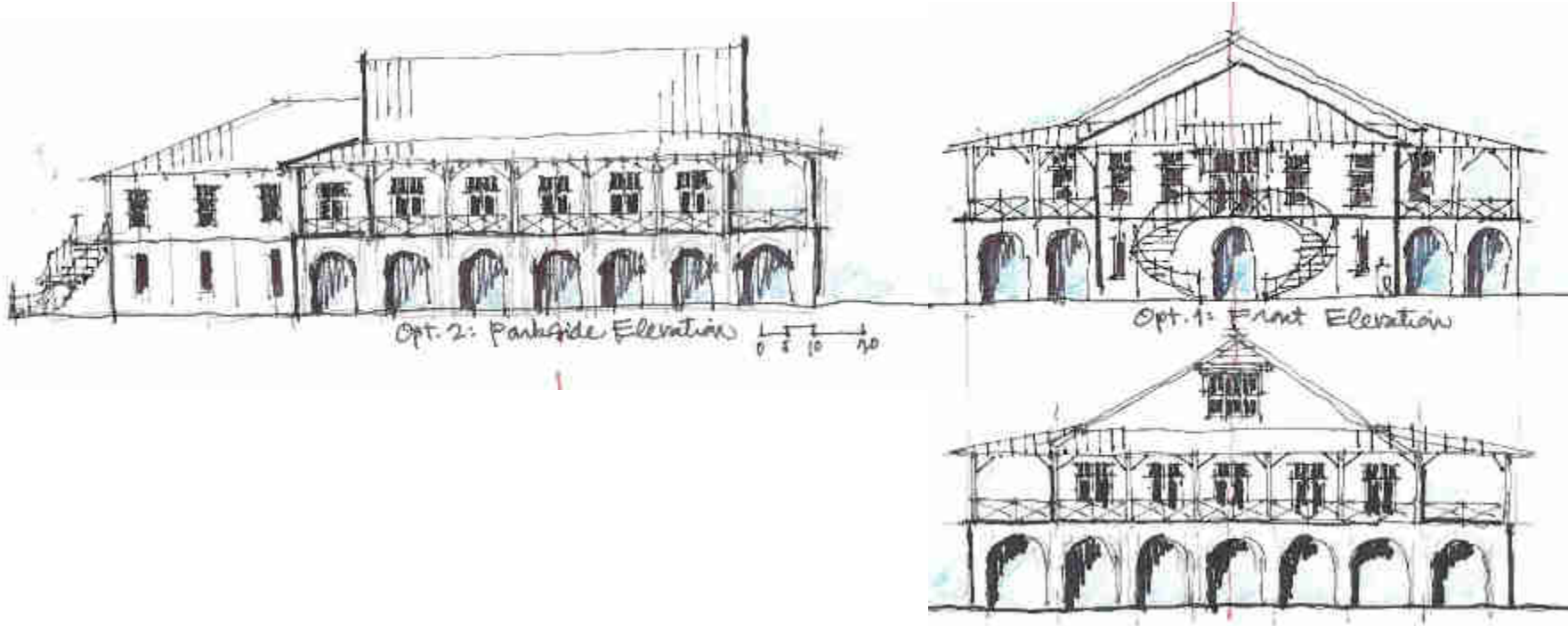
— Street Side Elev —
1:20



— Facade Elev —
1:20

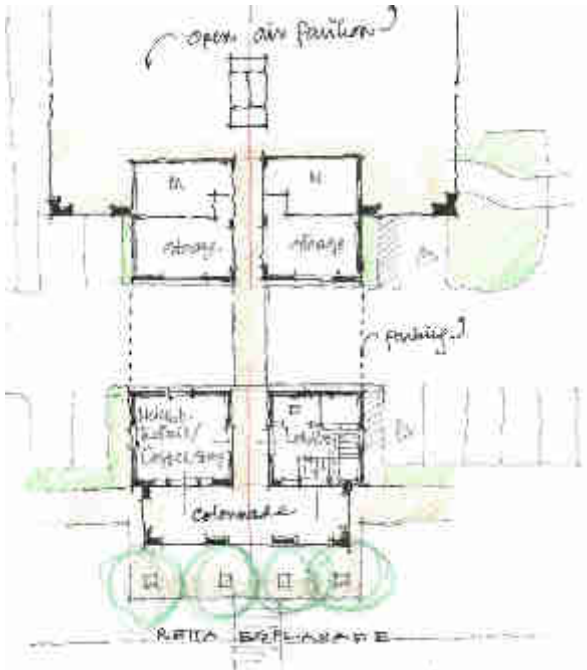
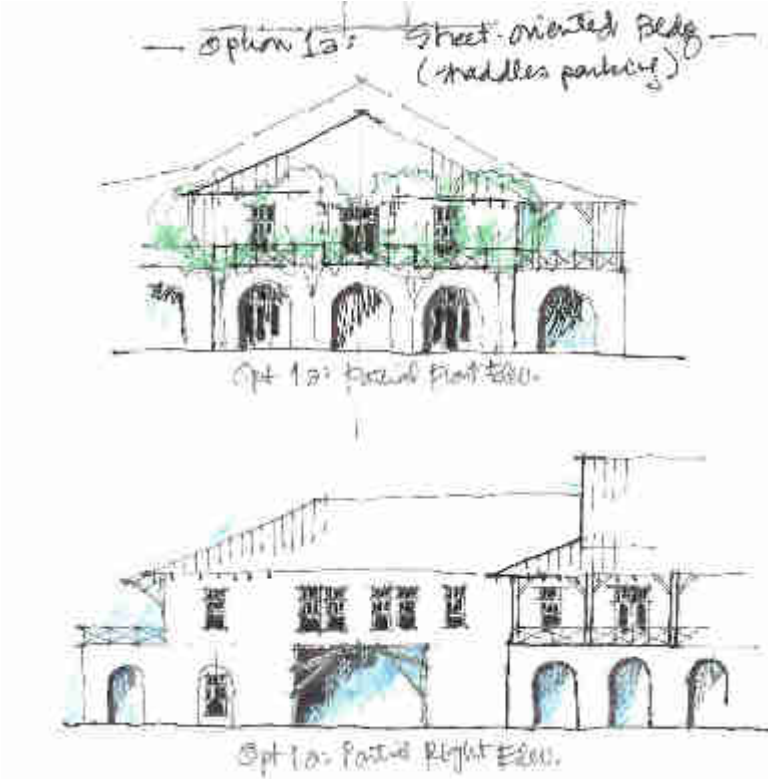
OPTION 2: REPLACE WITH NEW LARGER BUILDING

Initial Building Elevations: Sketch B



OPTION 2: REPLACE WITH NEW LARGER BUILDING

Initial Building Elevations: Sketch C



OPTION 3: REPLACE WITH MODEST BUILDING

Initial Site Plan: Sketch A



Square Footage: 7,650 (Indoor, A/C)

2,400 (Open-Air Courtyard)

1,640 (Terrace)

Max Occupancy: 290 – 630 People (Reception Hall)

270 – 550 People (Ground Floor Courtyard)

130 People (Classrooms)

Cost Estimate: \$1.7 M - \$1.8 M

OPTION 3: REPLACE WITH MODEST BUILDING

Initial Site Plan: Sketch B

Square Footage: 7,650 (Indoor, A/C)

2,400 (Open-Air Courtyard)

1,640 (Terrace)

Max Occupancy: 290 – 630 People (Reception Hall)

270 – 550 People (Ground Floor Courtyard)

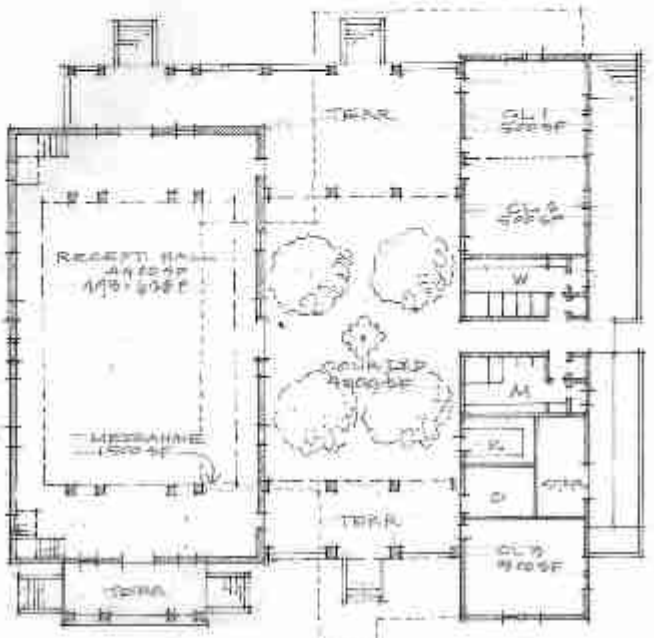
130 People (Classrooms)

Cost Estimate: \$1.7 M - \$1.8 M



OPTION 3: REPLACE WITH MODEST BUILDING

Architecture Floor Plan

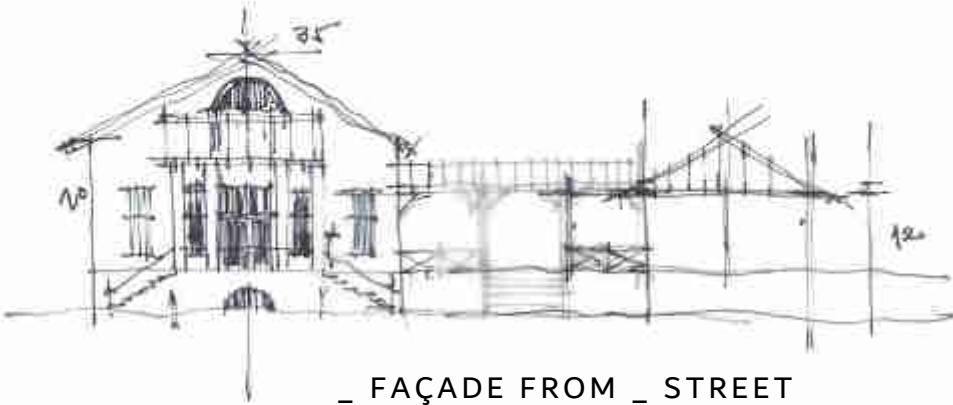


OPTION 3 / "MODEST" NEW BLDG

- AC: 1650 SF
- TERR: 1640 SF
- OPEN: 1170 SF
- MEZANINE: 1500 SF
- UNDER BLDG WATER: 2000 SF
- TOTAL: 11190 SF

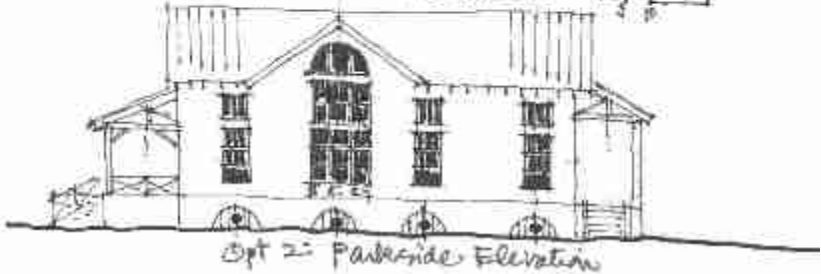
OPTION 3: REPLACE WITH NEW MODEST BUILDING

Initial Building Elevations: Sketch A



OPTION 3: REPLACE WITH NEW MODEST BUILDING

Initial Building Elevations: Sketch B



OPTION 4: REPLACE WITH LANDSCAPING ELEMENTS

Initial Site Plan: Sketch A

Square Footage: 1,100 (Picnic Pavilion)

Max Occupancy: 80 People (Picnic Pavilion)

Cost Estimate: \$200,000 - \$210,000



OPTION 4: REPLACE WITH LANDSCAPING ELEMENTS

VIEW 1 FROM THE PARKING
PLAZA LOOKING NORTH



OPTION 4: REPLACE WITH LANDSCAPING ELEMENTS

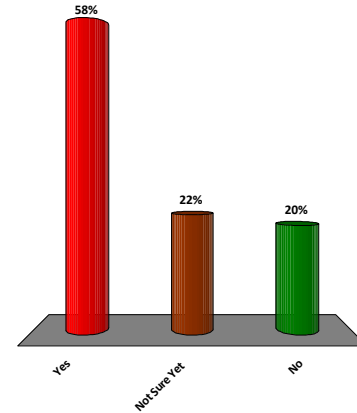
View 2 looking towards the Harbor & Picnic Pavilion





POLL

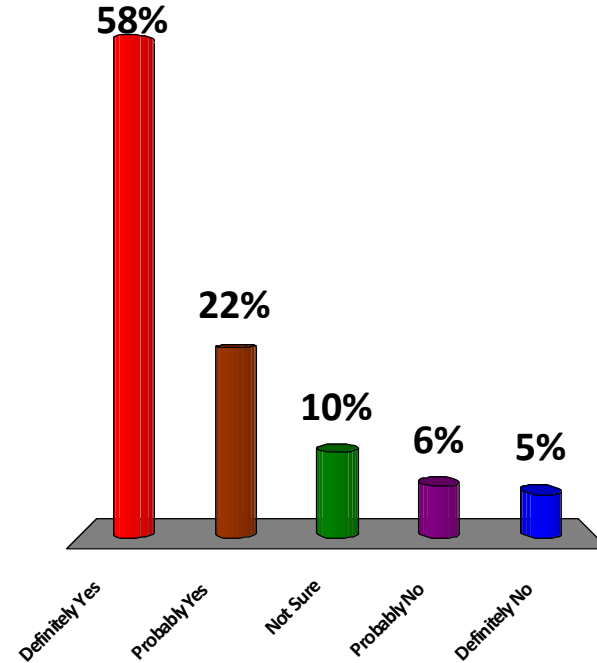
DO YOU LIKE THE OPTION OF EXTENDING NEW COMPACT DEVELOPMENT AROUND FISHERMEN'S VILLAGE



1. Yes
2. Not Sure Yet
3. No

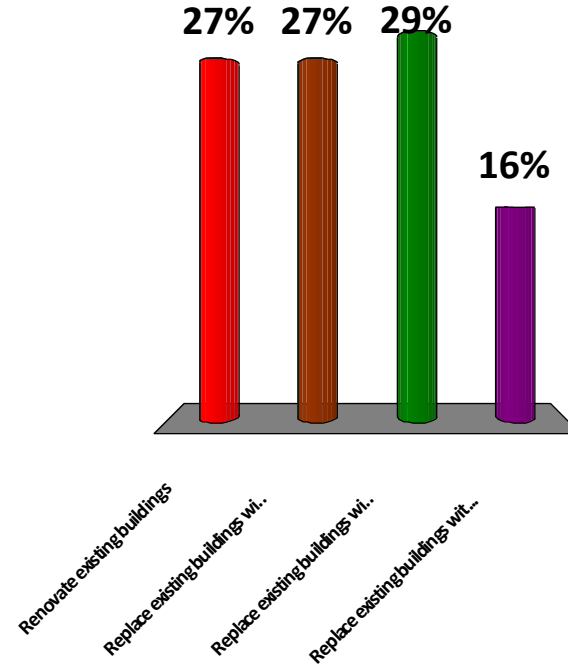
SHOULD THE COMMUNITY MORE PROACTIVELY PROMOTE BOATING?

1. Definitely Yes
2. Probably Yes
3. Not Sure
4. Probably No
5. Definitely No



WHICH OPTION FOR THE GILCHRIST PARK ACTIVITY CENTER AREA DO YOU PREFER?

1. Renovate existing buildings
2. Replace existing buildings with one larger building
3. Replace existing buildings with one more modest building
4. Replace existing buildings with landscaping elements only





DIVERSIFY HOUSING TYPES

NEW TRADITIONAL NEIGHBORHOODS

HUDSON, MONTGOMERY AL



THE "MISSING MIDDLE"

DAN AND KAREN PAROLEK

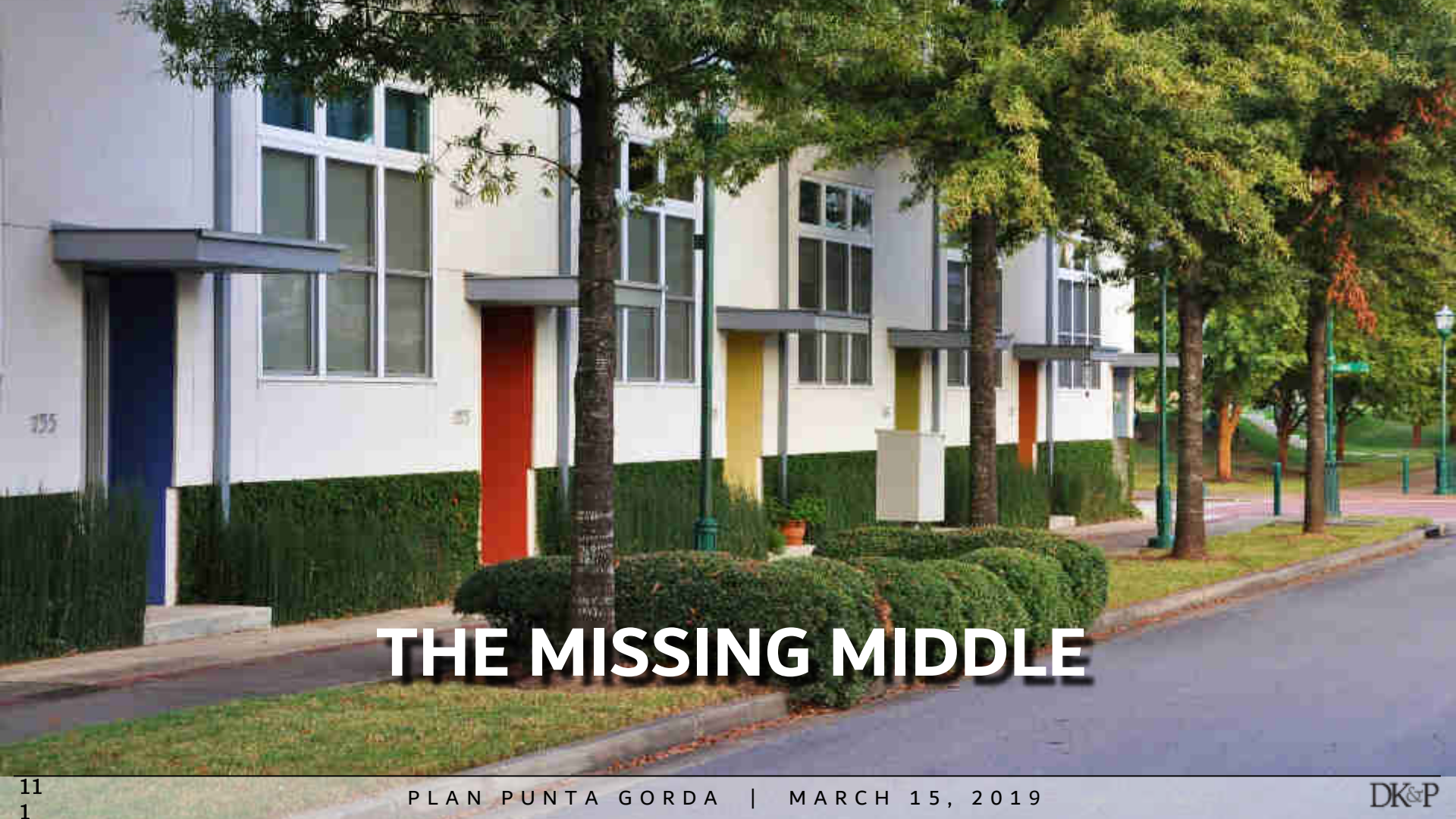




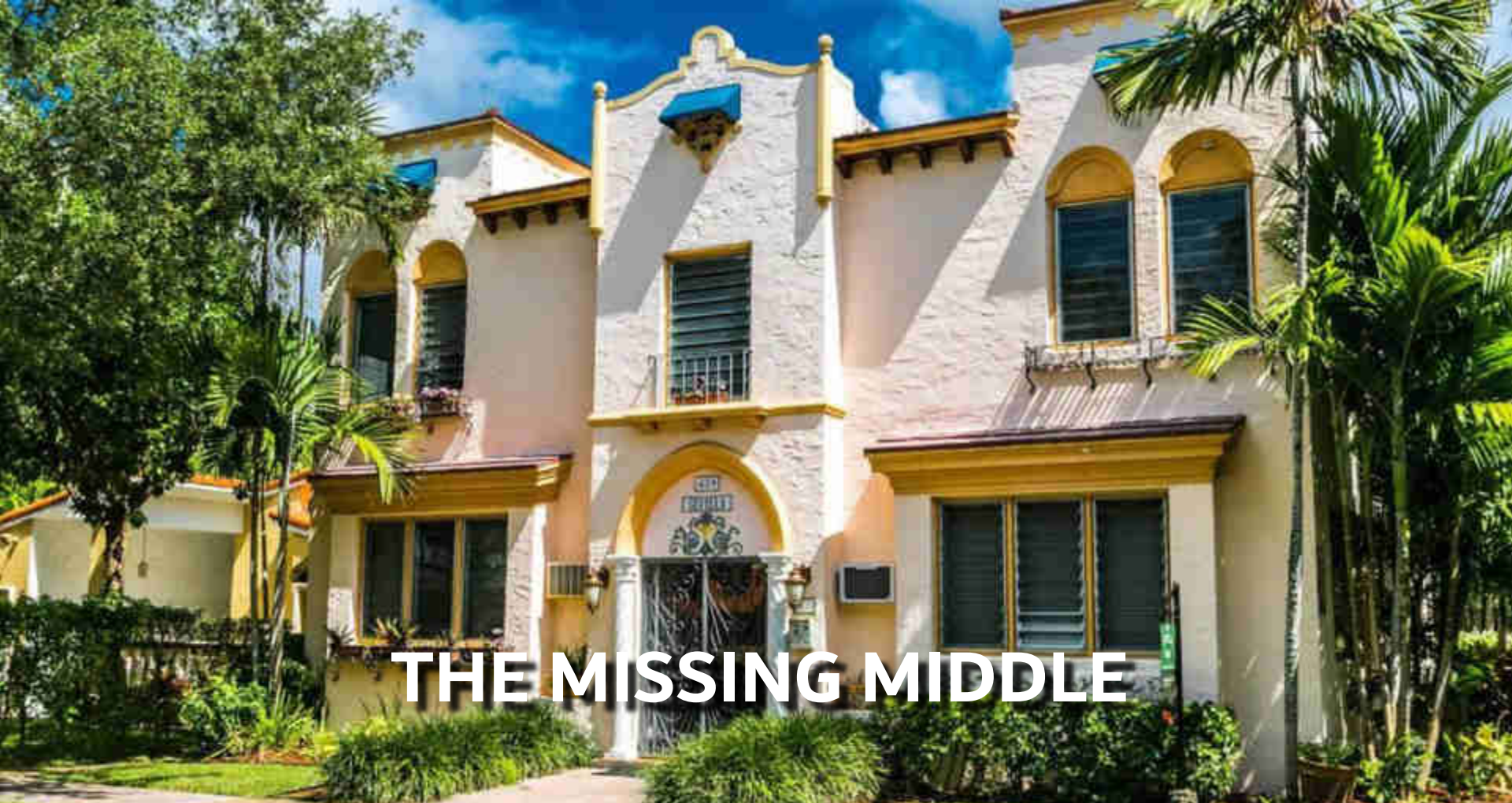
THE MISSING MIDDLE



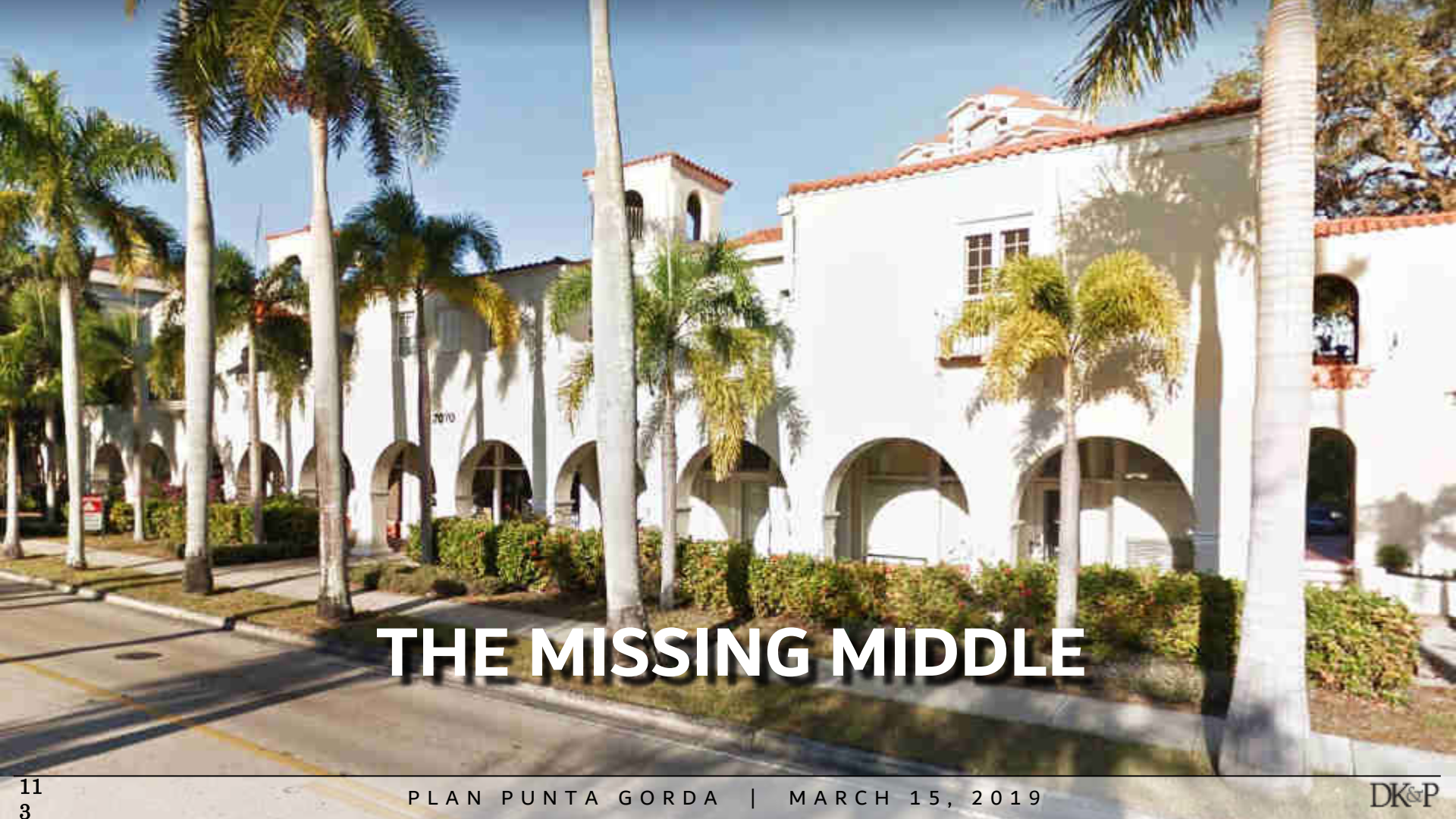
THE MISSING MIDDLE



THE MISSING MIDDLE



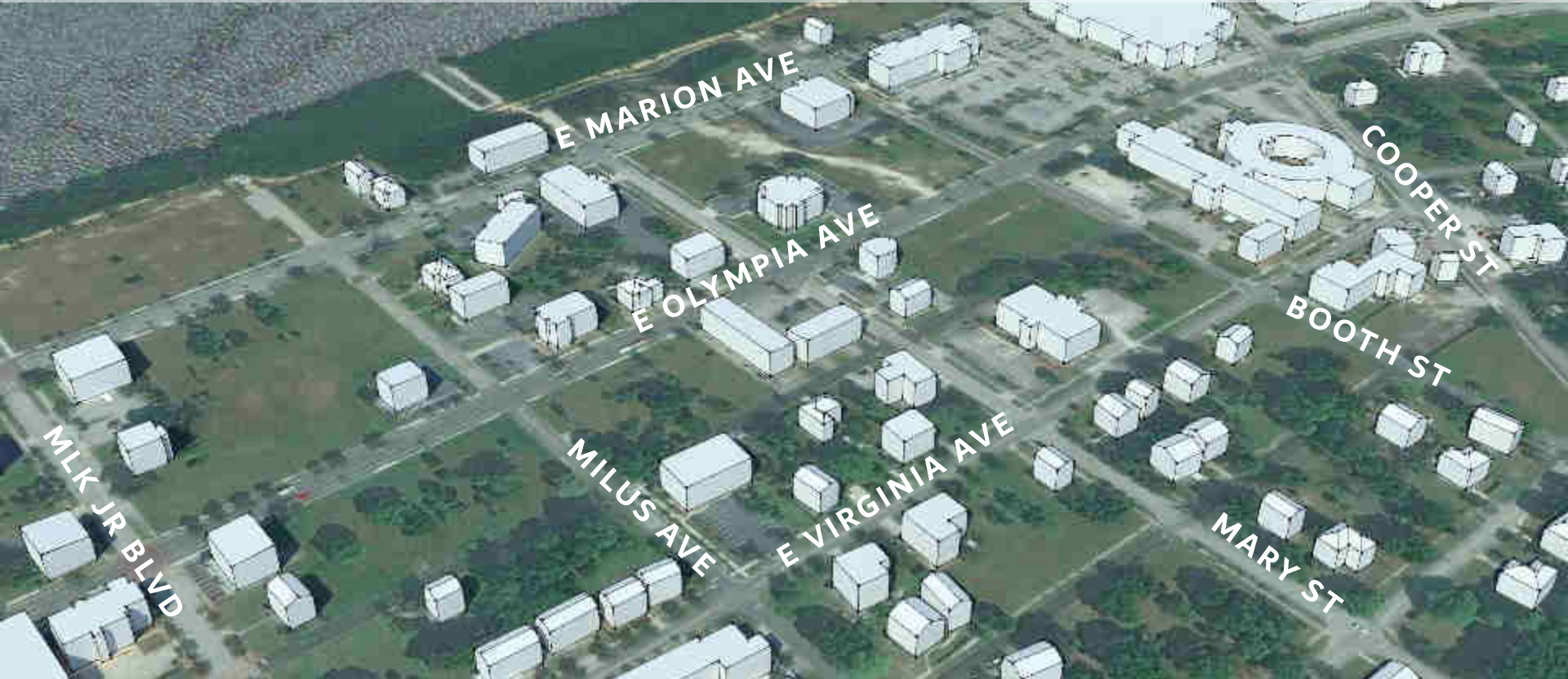
THE MISSING MIDDLE



THE MISSING MIDDLE

DOWNTOWN EAST OF 41

Existing Conditions



DOWNTOWN EAST OF 41



DOWNTOWN EAST OF 41



DOWNTOWN EAST OF 41



DOWNTOWN EAST OF 41



DOWNTOWN EAST OF 41



DOWNTOWN EAST OF 41



DOWNTOWN EAST OF 41

Revitalized Neighborhood



DOWNTOWN EAST OF 41

Residences with Row Houses



DOWNTOWN EAST OF 41

Residences on East Olympia Avenue





**CREATIVE
WAYS TO
INCORPORATE
COMMERCIAL**

EAST PUNTA GORDA

Medical Village at East Olympia and Booth Street

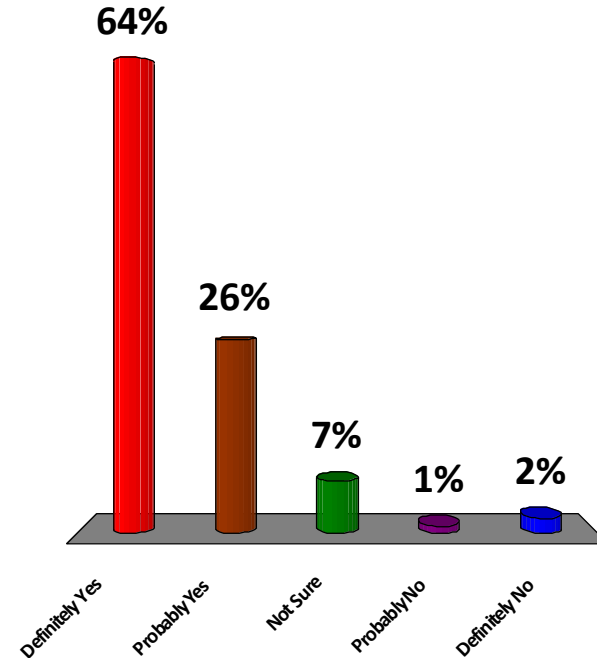


A photograph of a two-story house with a balcony and palm trees, overlaid with a large teal circle containing the word 'POLL' in white.

POLL

DO YOU SUPPORT NEW COMPACT AND DIVERSE HOUSING DEVELOPMENT IN DOWNTOWN EAST OF 41?

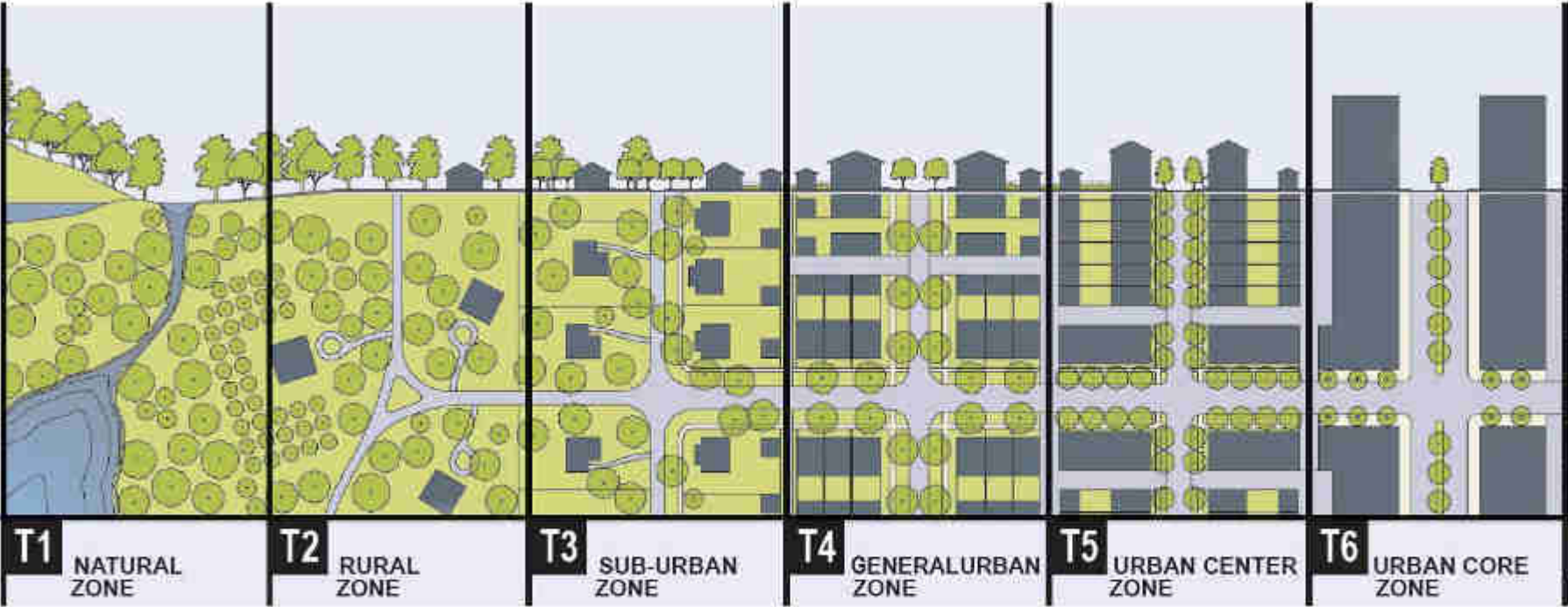
1. Definitely Yes
2. Probably Yes
3. Not Sure
4. Probably No
5. Definitely No





CONNECTED NETWORK

CONTEXT BASED DESIGN - FOR VISION & ECONOMY!



A TYPICAL RURAL-URBAN TRANSECT, WITH TRANSECT ZONES

FDOT CONTEXT AREAS

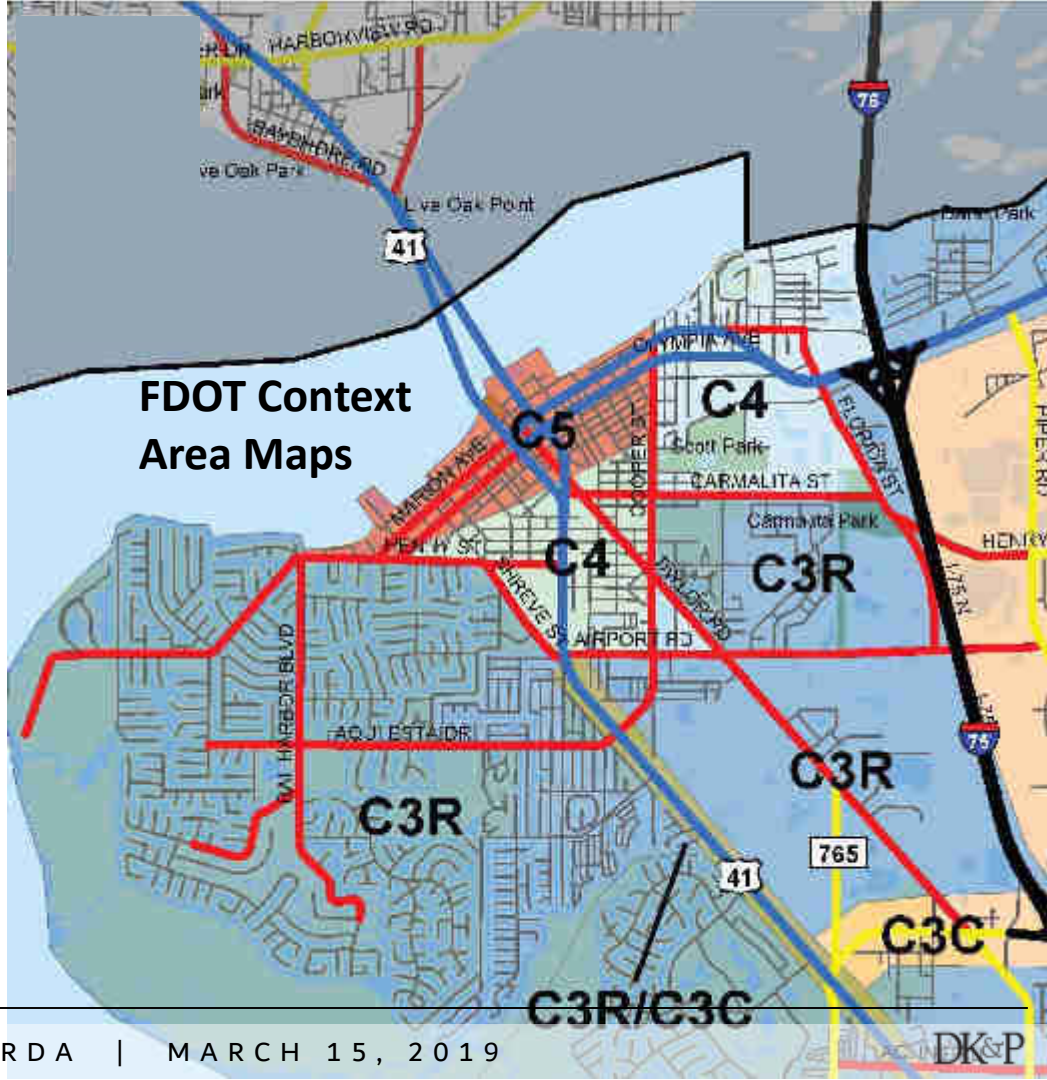
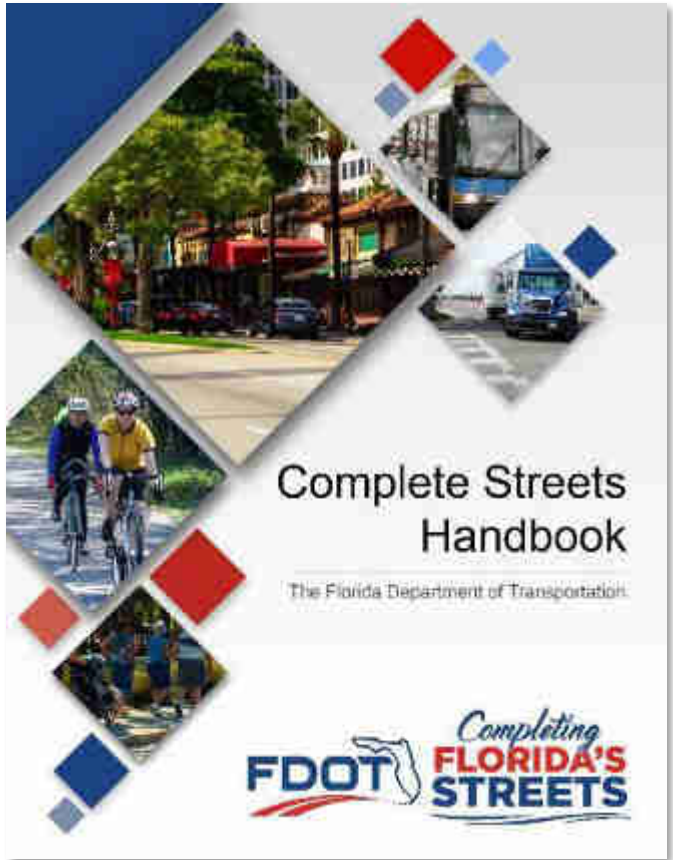
C1	Natural
C2	Rural
C2T	RuralTown
C3	Suburban
C4	Urban General
C5	Urban Center
C6	Urban Core

Based on development patterns
Design Streets for each area



C1 C2 C2T C3R C3C C4 C5 C6

TURNING TIDES AT FDOT

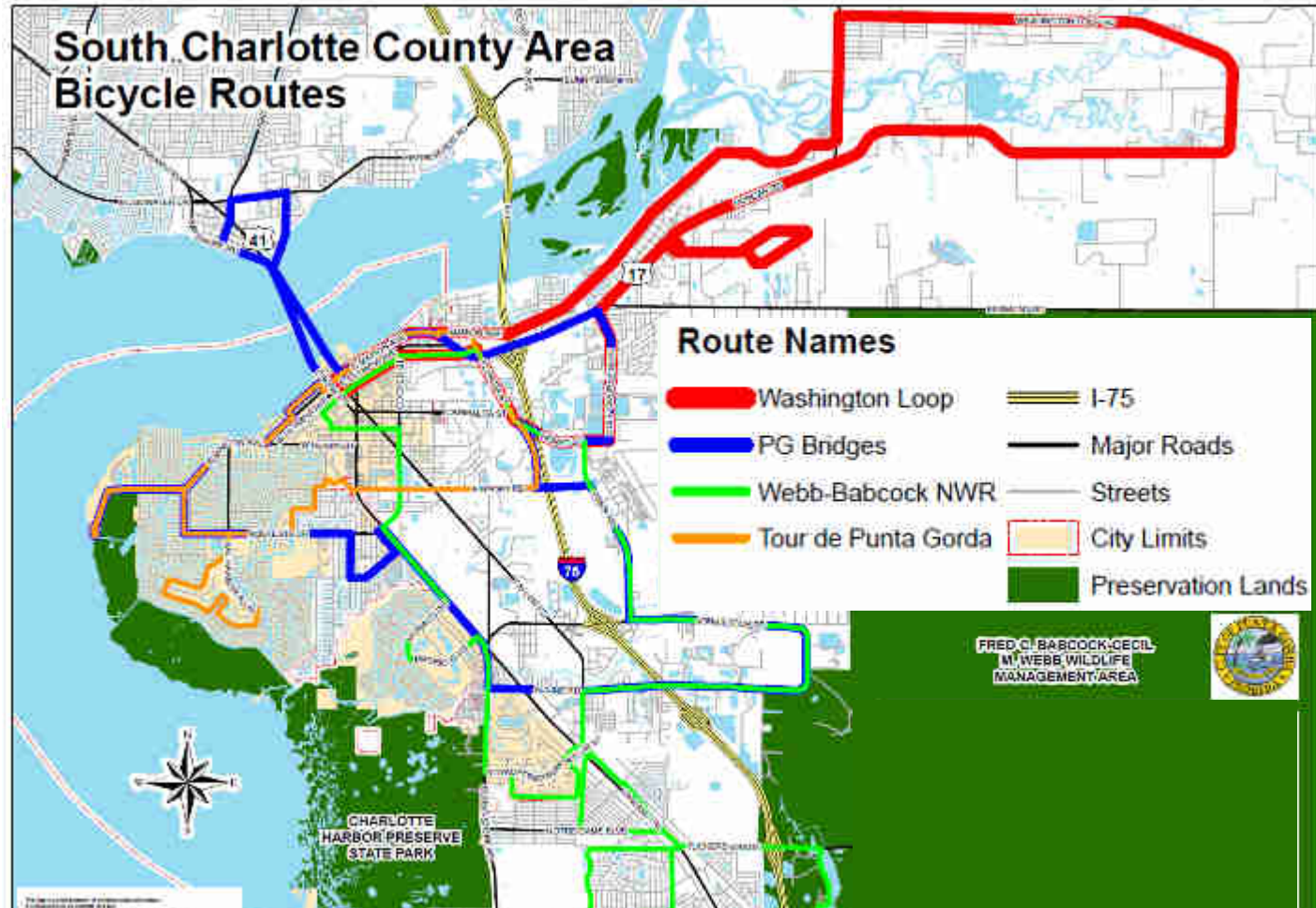


CYCLISTS ARE HERE!

Punta Gorda Bikes!

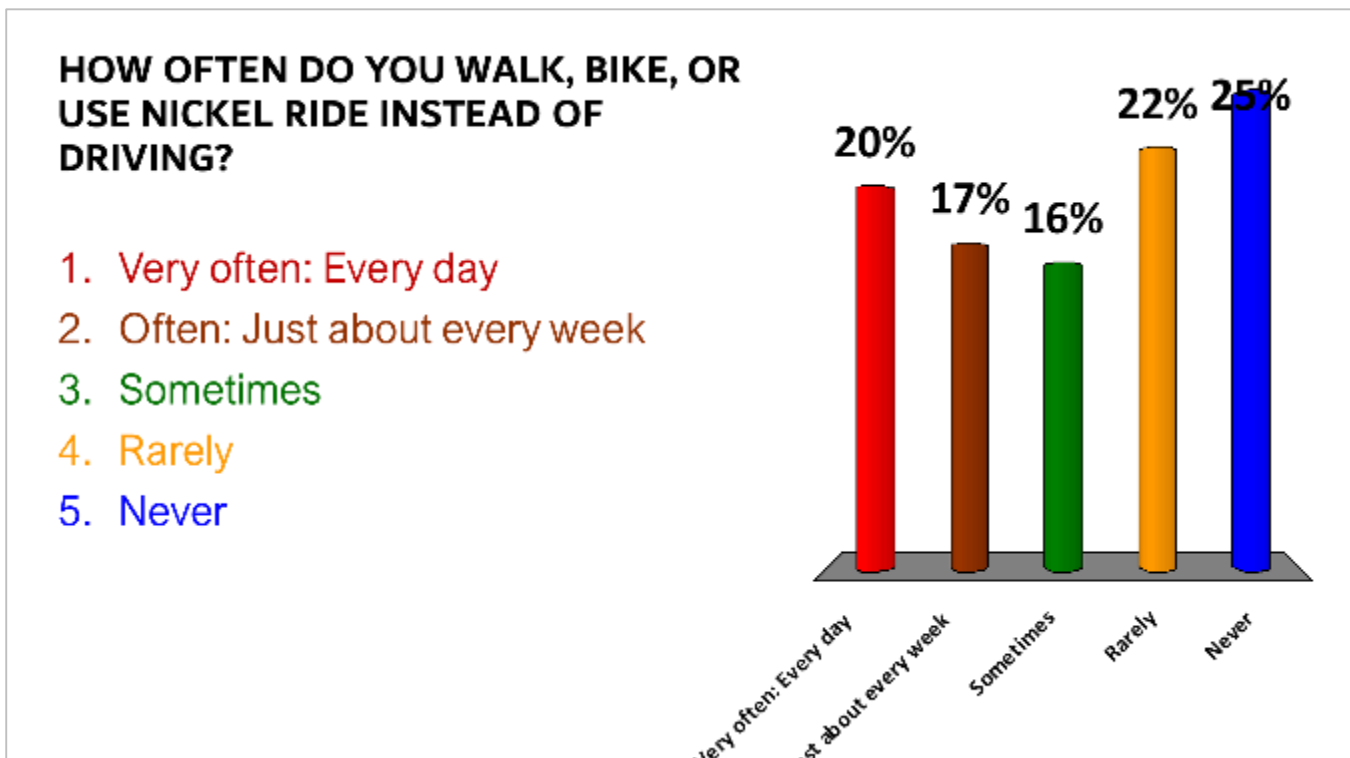


PLANNING FOR MORE TRAVEL CHOICES



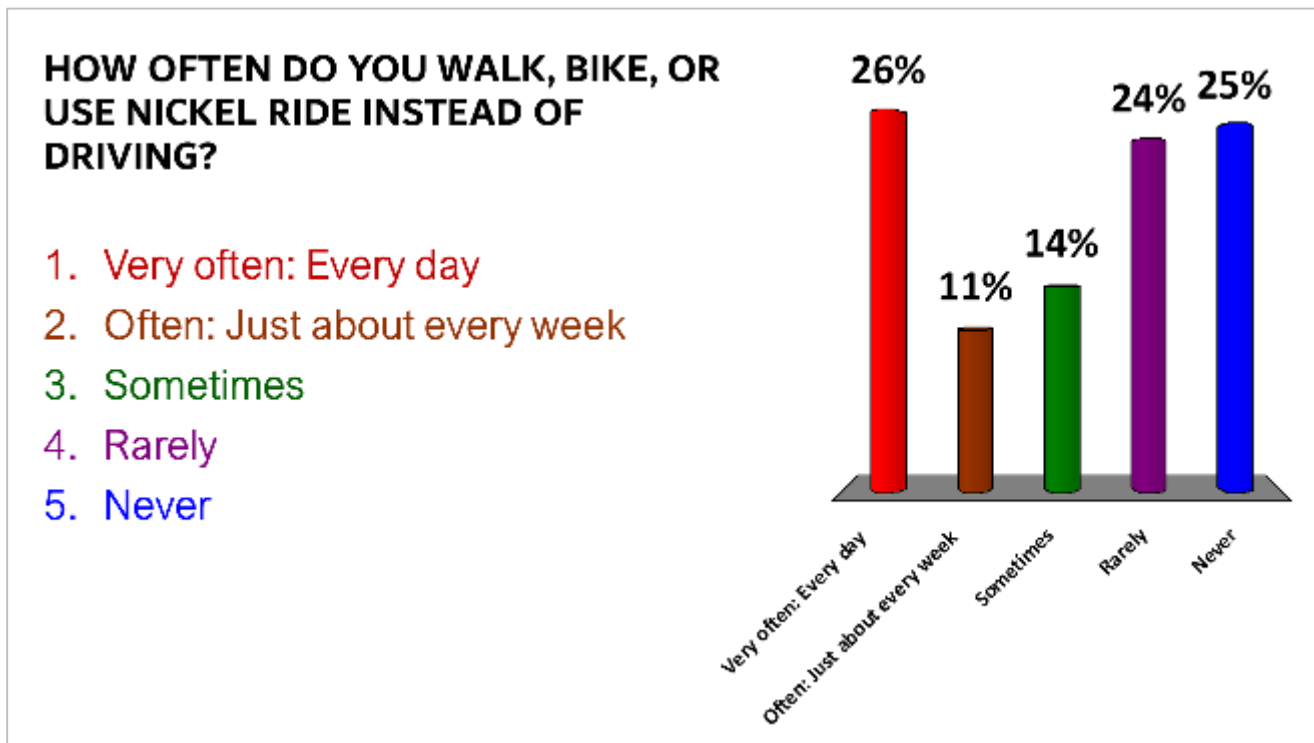
500 PARTICIPANTS!

Charrette Kick-Off Presentation – Morning Session



500 PARTICIPANTS!

Charrette Kick-Off Presentation – Evening Session





Cyclists from Ft. Myers ride in Punta Gorda monthly

PUNTA GORDA ENJOYS CARS



PUNTA GORDA ENJOYS MORE CARS



RECREATION WALKING & DESTINATION WALKING



BALANCE

Between All Travel Choices
The Bottom Line



LOOKING AT PAST STUDIES



Master Plan Traffic Study Key



Two-Way Traffic



Off-Peak Street Parking



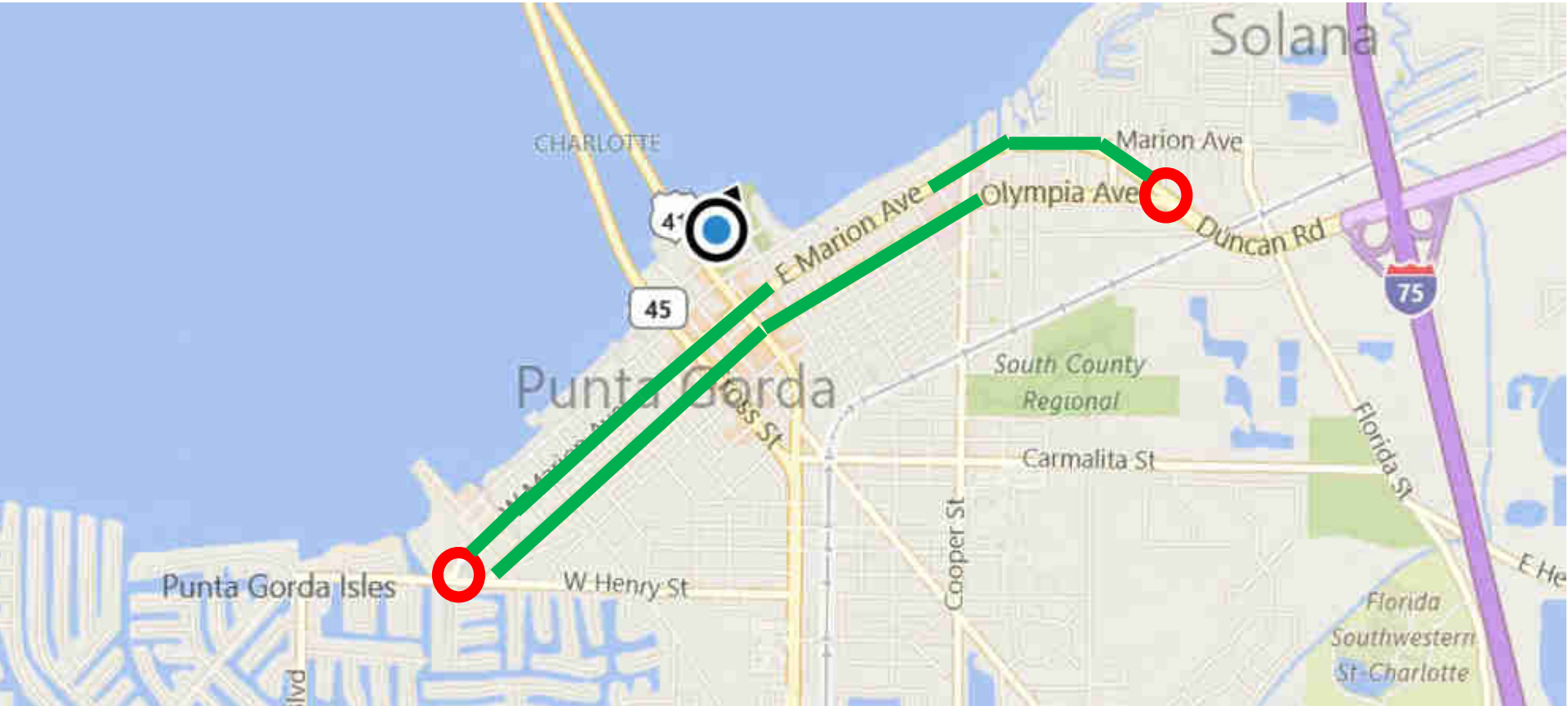
Reconfigured Intersection





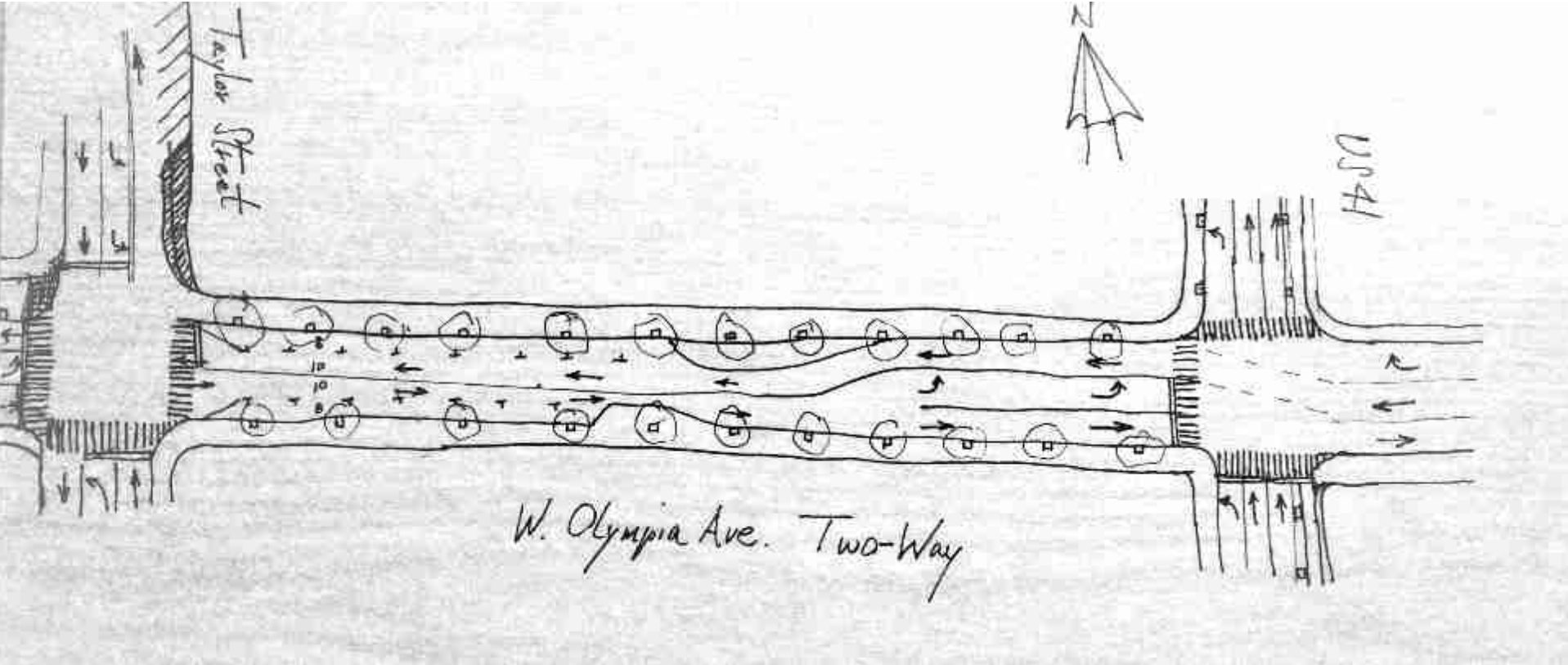


RESTORATION OF MARION & OLYMPIA TO TWO-WAY



TWO WAY RESTORATION OLYMPIA AVE. EXAMPLE

US 41 to Taylor St. - two lanes w/ parking and left turn lane



CAPACITY BALANCING

Match the lanes upstream



LOOKING AT A MODERN ROUNDABOUT

Large
example
Port
Charlotte
–
Edgewater
Drive

140 feet in
Diameter

Highly
marked



ANOTHER SAMPLE MODERN ROUNDABOUT

Mandalay Avenue – Clearwater Beach, FL

106 feet in Diameter



ROUNDAABOUT OR TRAFFIC CIRCLE?

Kingston New York example - the Large and Small of it!



ROUNABOUT SAFETY IN UNITED STATES

Decrease in crashes:

- overall: 39%
- injury-producing: 76%
- fatal or incapacitating: 90%

Following Installation of 40+ Roundabouts in U.S.

per Insurance Institute for Highway Safety March 2000

AQUI ESTA DR. & BAL HARBOR BOULEVARD



AQUI ESTA DR. & BAL HARBOR BOULEVARD



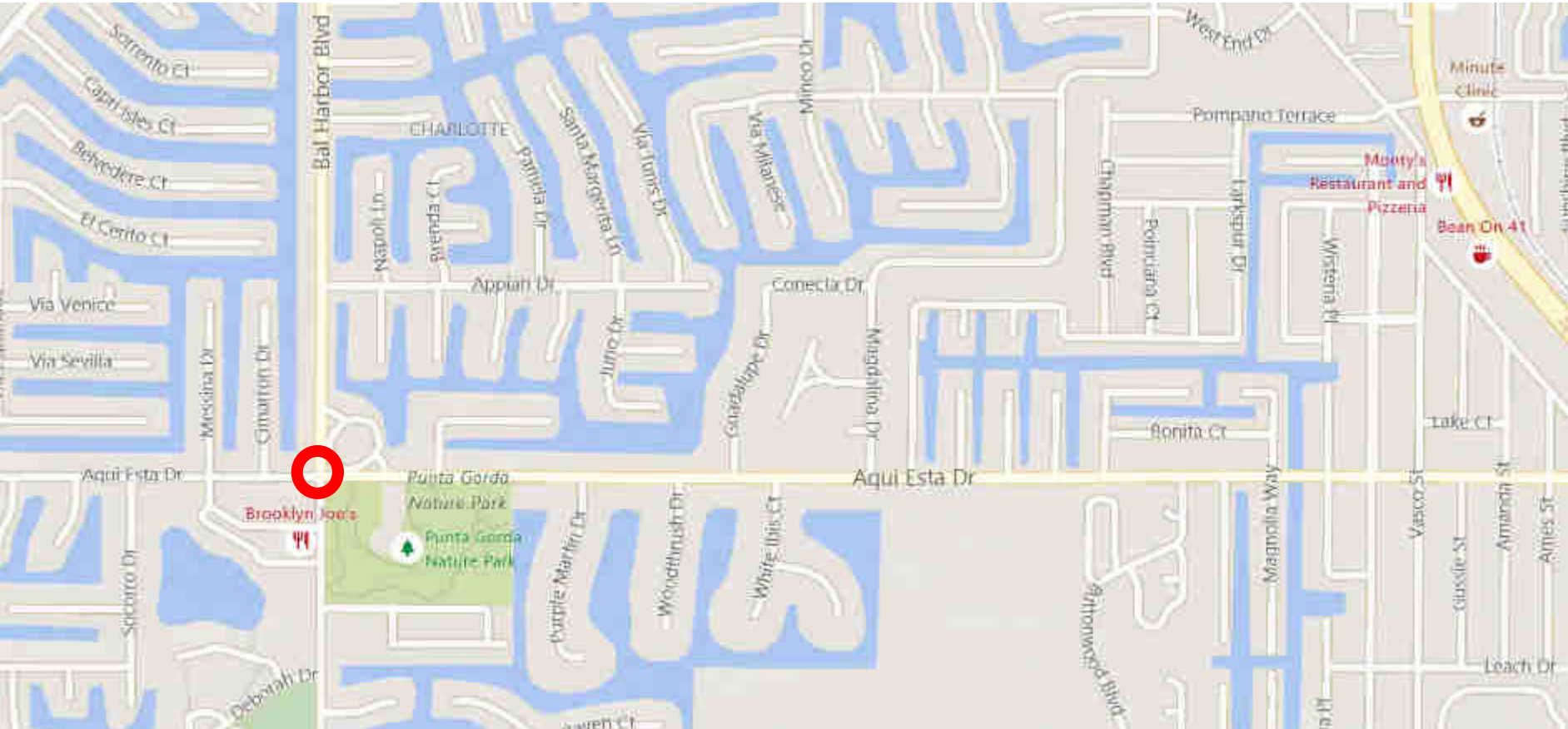
AQUI ESTA DR. & BAL HARBOR BOULEVARD



AQUI ESTA DR. & BAL HARBOR BOULEVARD



AQUI ESTA DR. & BAL HARBOR BOULEVARD



WORLD'S SAFEST CROSSWALK

Abby Road,
London



CHARRETTES RUN ON FINE CHOCOLATE

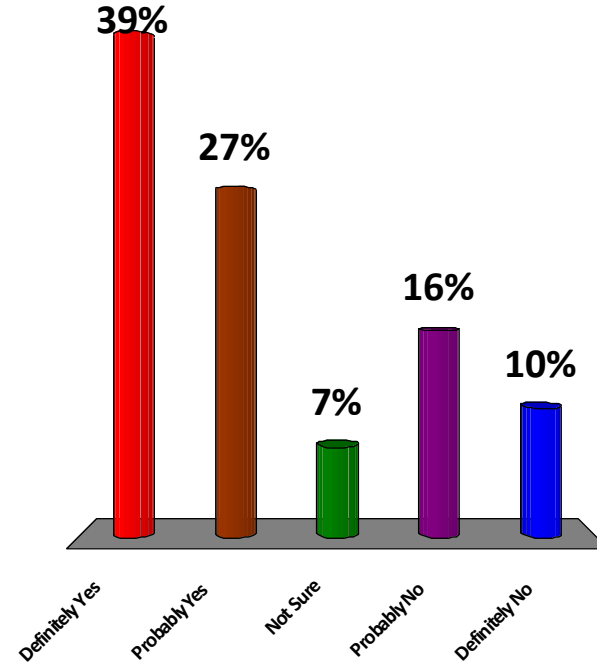


A photograph of a two-story house with a balcony and palm trees, overlaid with a large teal circle containing the word 'POLL' in white.

POLL

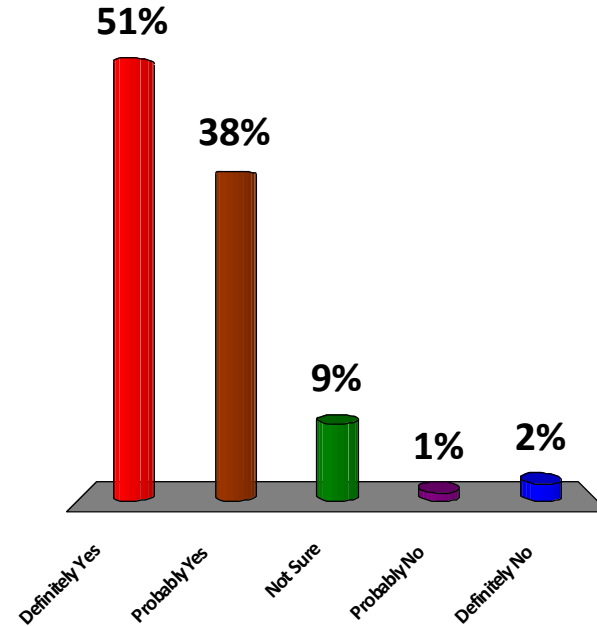
DO YOU THINK THE ONE-WAY PAIRS IN PUNTA GORDA PRESENT A CHALLENGE TO RESIDENTS AND VISITORS?

1. Definitely Yes
2. Probably Yes
3. Not Sure
4. Probably No
5. Definitely No

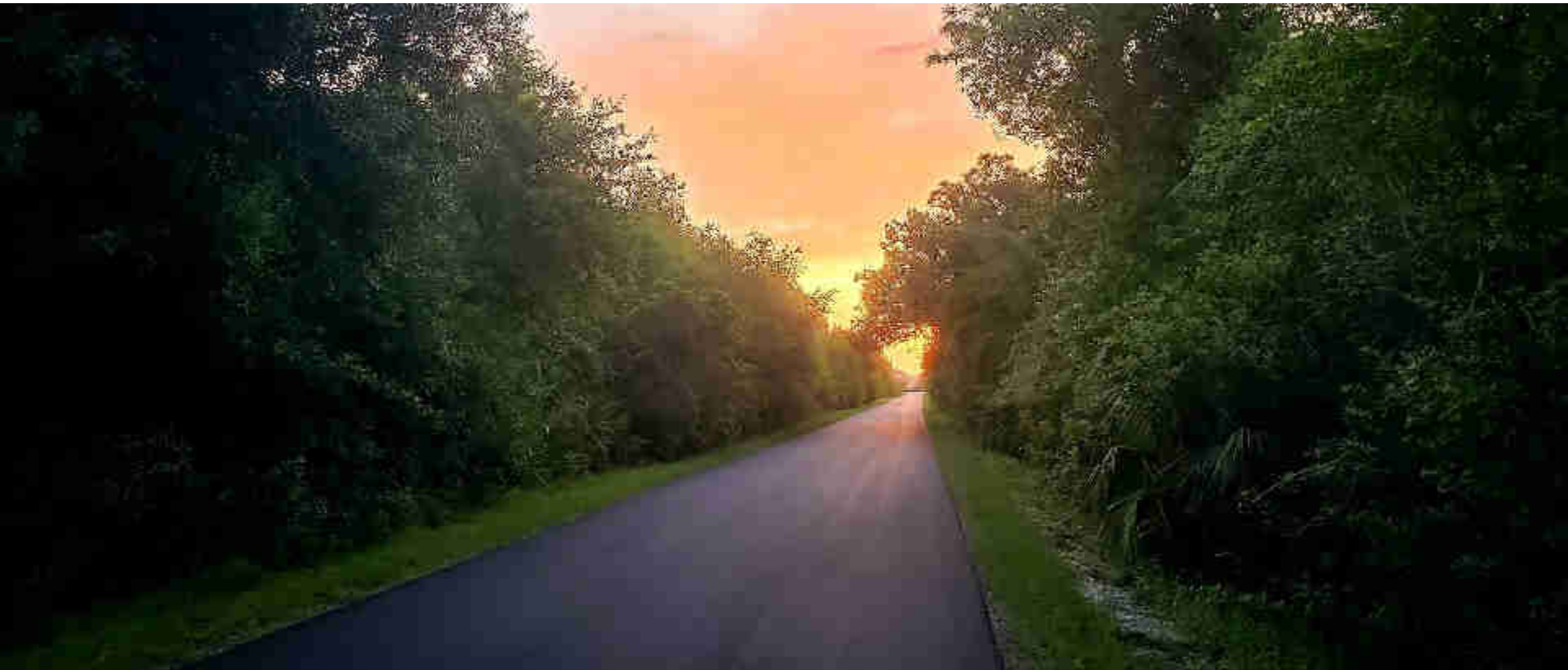


DO YOU FEEL THAT THE IDEAS PRESENTED TODAY ARE ON THE RIGHT TRACK?

1. Definitely Yes
2. Probably Yes
3. Not Sure
4. Probably No
5. Definitely No



WHAT'S NEXT?





PLAN PUNTA GORDA

2019 CITY-WIDE MASTER PLAN

Work-In-Progress
Exit Survey | March 15, 2019

Of the many ideas you have seen tonight, which ones seem most exciting to you?

Do you feel like the planning team is on the right track? Are there any issues you would like the planning team to examine in more detail?

Involved in more public engagement workshops?

www.puntagordamasterplan.com

QUESTIONS REMAIN



VDOVER@DOVERKOHL.COM

PAGE 1
COVER

FRONT COVER

TITLE

Images of America

Punta Gorda

Ann M. O'Phelan and Scot Shively of the Blanchard House Museum of African-American History & Culture, along with the Punta Gorda Historical Society.

BACK COVER

Punta Gorda is a historic waterfront town located in SW Florida on the Gulf of Mexico where the Peace River and Charlotte Harbor meet. The area was first occupied by Indians, and later “discovered” in the 1500s by Ponce de Leon while searching for the Fountain of Youth. However, it wasn't until the late 19th century when cattle ranchers and homesteaders descended upon the area that things began to develop. Once the South Florida Railroad made Punta Gorda its southernmost stop, down came land developers and wealthy vacationers, including Cornelius Vanderbilt who invested in the regal Hotel Punta Gorda. Among the town's early pioneers were George Brown, an African-American shipbuilder and landowner, who was also known as Florida's first “equal opportunity employer”, Albert Waller Gilchrist, who played a key role in Punta Gorda's early fishing and railroad industry, and Robert Meacham, an African-American, who was appointed as the town's third postmaster. There were others who were significant, such as Colonel Isaac Trabue who was key to the area's railroad industry. Punta Gorda has grown since its inception, but still maintains its southern charm.

Using historic images and historical accounts, Ann M. O'Phelan and Scot Shively of the Blanchard House Museum of African-American History & Culture, along with the Punta Gorda Historical Society recreate the fascinating, early years of Punta Gorda.

IMAGE

COVER TBD



P2, #001

Early Map of Charlotte Harbor.

This map depicts the location of Punta Gorda. The town rests at a point where the Peace River meets Charlotte Harbor. The name Punta Gorda means “Broad Point” or “Fat Point” in the language of the Spanish conquistadors. Juan Ponce de Leon was known to have arrived in the Charlotte Harbor area as early as 1521, in his search for the Fountain of Youth. (Early map of Charlotte Harbor. Courtesy of the Punta Gorda Historical Society)