



PLAN PUNTA GORDA

2019 CITY-WIDE MASTER PLAN



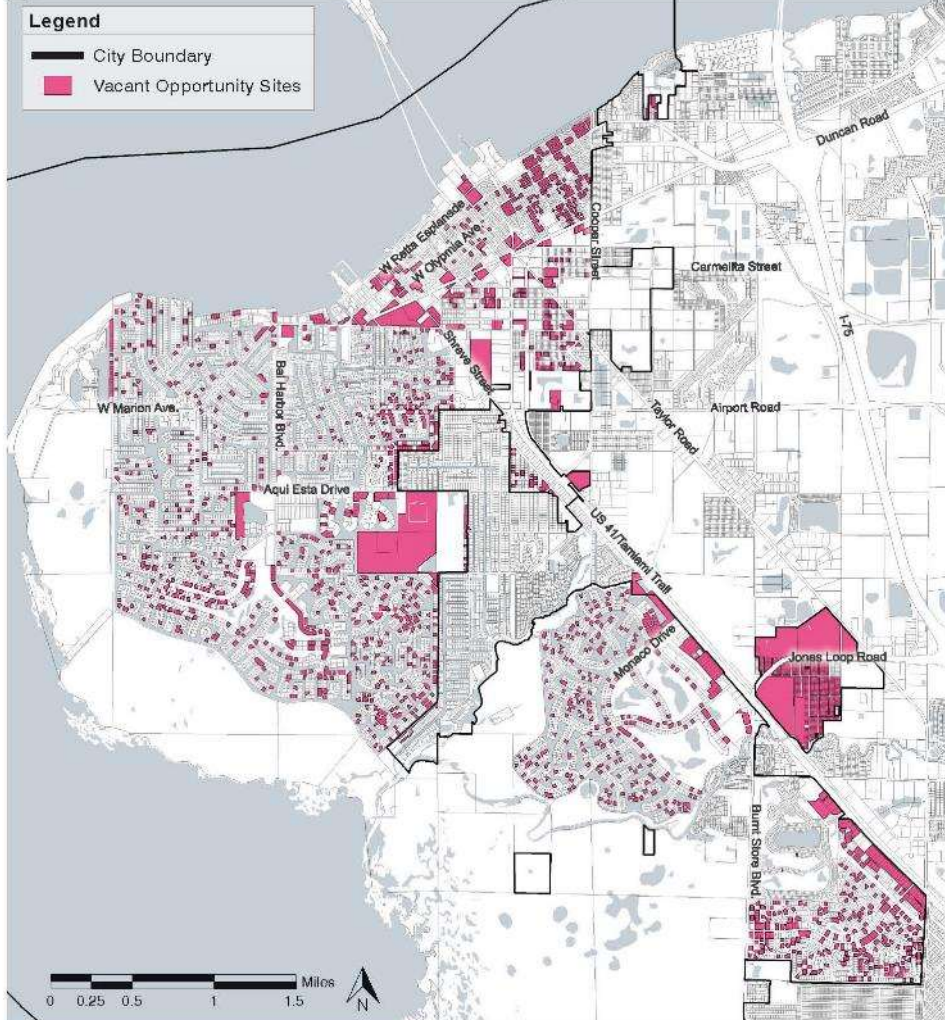
WORK-IN-PROGRESS UPDATE
6/18/2019

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**

Note: The work of Dover, Kohl & Partners on this project is for the purposes of town planning and conceptual illustration only, and is based on preliminary site information only; this work does not replace the future work of licensed professionals including surveyors, architects, engineers, and landscape architects and does not represent a guarantee of any kind. Dover, Kohl & Partners shall not have any control over and shall not be responsible for construction means, procedures, safety precautions, or legal disclosures in the implementation of the project, or for errors or omissions by future consultants, developers, or government.

ALL THE WORK SHOWN IN THIS
PRESENTATION IS DRAFT AND
IN-PROGRESS

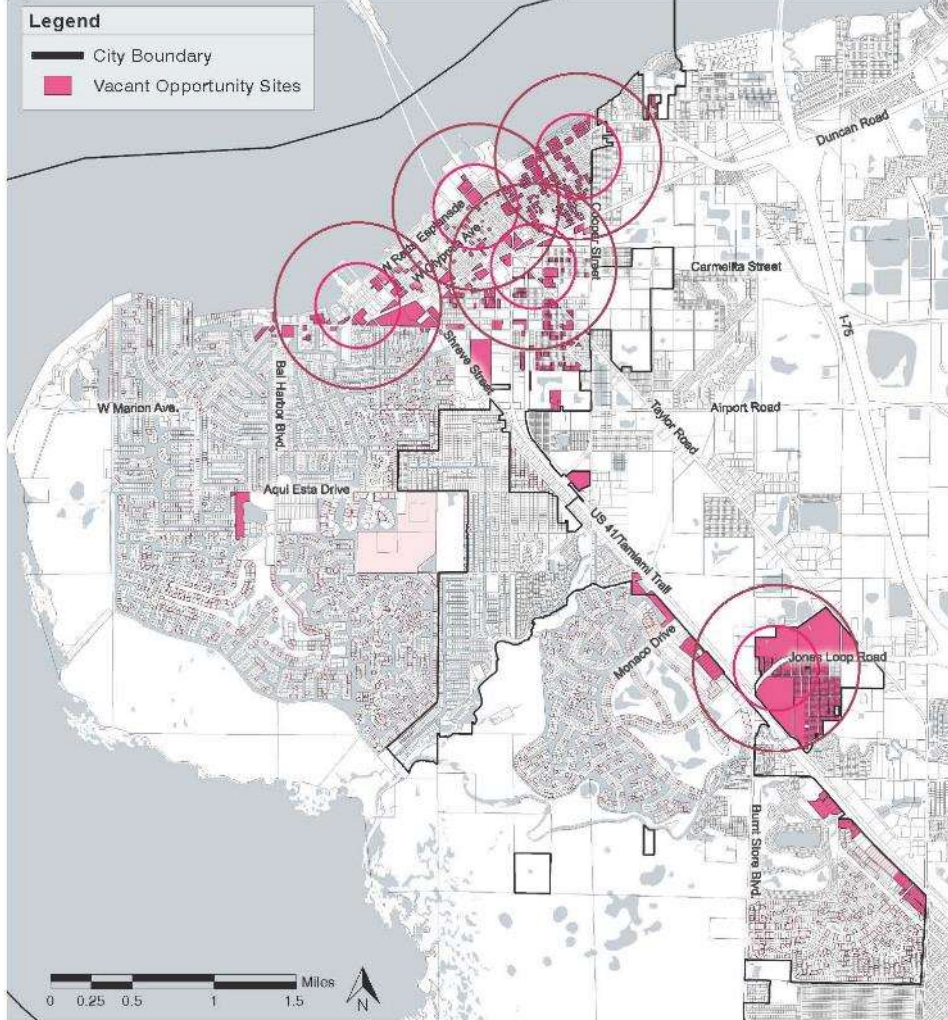


MAPPING OPPORTUNITY SITES

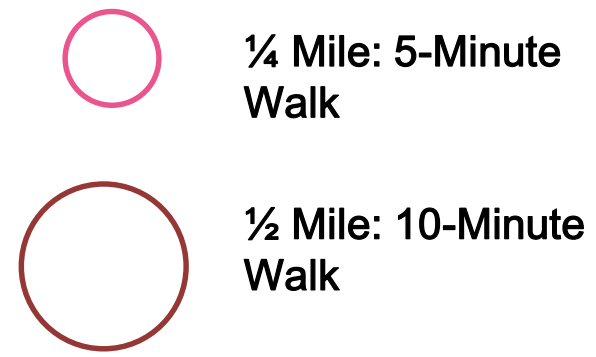
Where are the biggest concentrations of vacant & underutilized parcels?



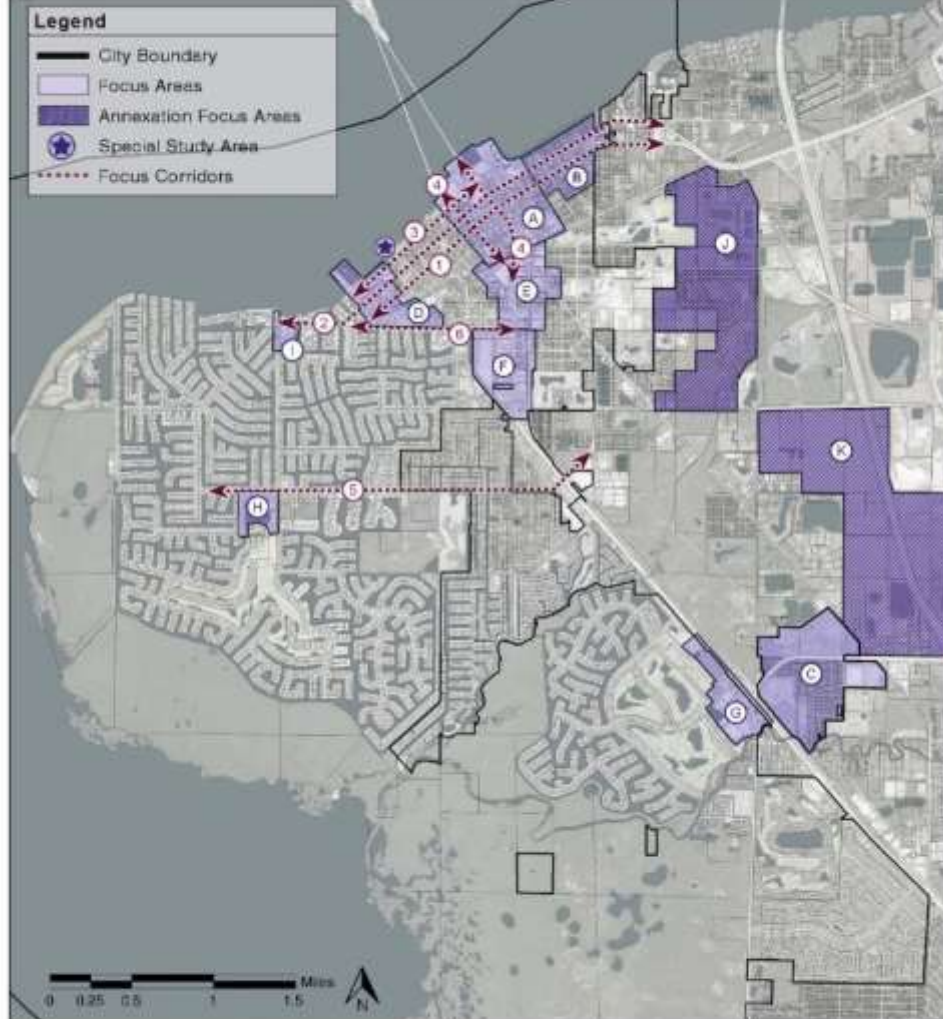
BEING SELECTIVE ABOUT CHANGE



TO ENHANCE EXISTING & CREATE NEW VIBRANT & WALKABLE NEIGHBORHOODS



FOCUS AREAS



- 1. FOCUS AREAS:**
- highest
↑
priority
↓
lowest
- A. Downtown Core
 - B. East Downtown (Medical District)
 - C. Jones Loop Road (Terracap Property)
 - D. Fishermen's Village Center
 - E. Downtown South
 - F. Tamiami/Shreve Triangle
 - G. BSI Village Center
 - H. PGI Village Center
 - I. PGI Neighborhood Center
 - J. Annexation Opportunity - Traditional Neighborhood Development
 - K. Annexation Opportunity - PDR Employment Center
- 2. FOCUS CORRIDORS:**
- 1. Olympia Avenue
 - 2. Marion Avenue
 - 3. Retta Esplanade
 - 4. US 41 Nothbound & Southbound
 - 5. Aqui Esta Drive
 - 6. Henry Street

DOWNTOWN CORE FOCUS AREA

Illustrative Plan

- Existing Building
- New Building
- New Plaza
- New Greenspace
- New Parking Garage
- Street Trees



CITY MARKET PLACE

Existing Condition



CITY MARKET PLACE

Potential Development – Option 1



Lower Intensity

- Height: 2 to 3-Story, 50' Max
- Density: 30 DU/Acre*
- Apartments range from 650 – 1,400 SF
- No public space

* This is double the current permitted density of 15 DU/Acre, though lower density could be achieved by providing larger apartments

CITY MARKET PLACE

Potential Development – Option 2



Higher Intensity with Community Benefits

- Height: 2 to 6-Story, 75' Max
- Density: 50 DUA
- Apartments range from 650 – 1,400 SF
- Public Square and Pedestrian Promenade (30,000 SF)
- Lower building heights maintained on Marion

CITY MARKET PLACE

Potential Development – Option 3



Higher Intensity with Community Benefits

- Height: 2 to 6-Story, 75' Max
- Density: 40 DUA
- Apartments range from 650 – 1,400 SF
- Public Square and Pedestrian Promenade (30,000 SF)
- Performing Arts Center
- Lower building heights maintained on Marion



RETTA & TAMIAMI INTERSECTION

Existing Condition



N

41N - Tamiami Trail

Retta Esplanade

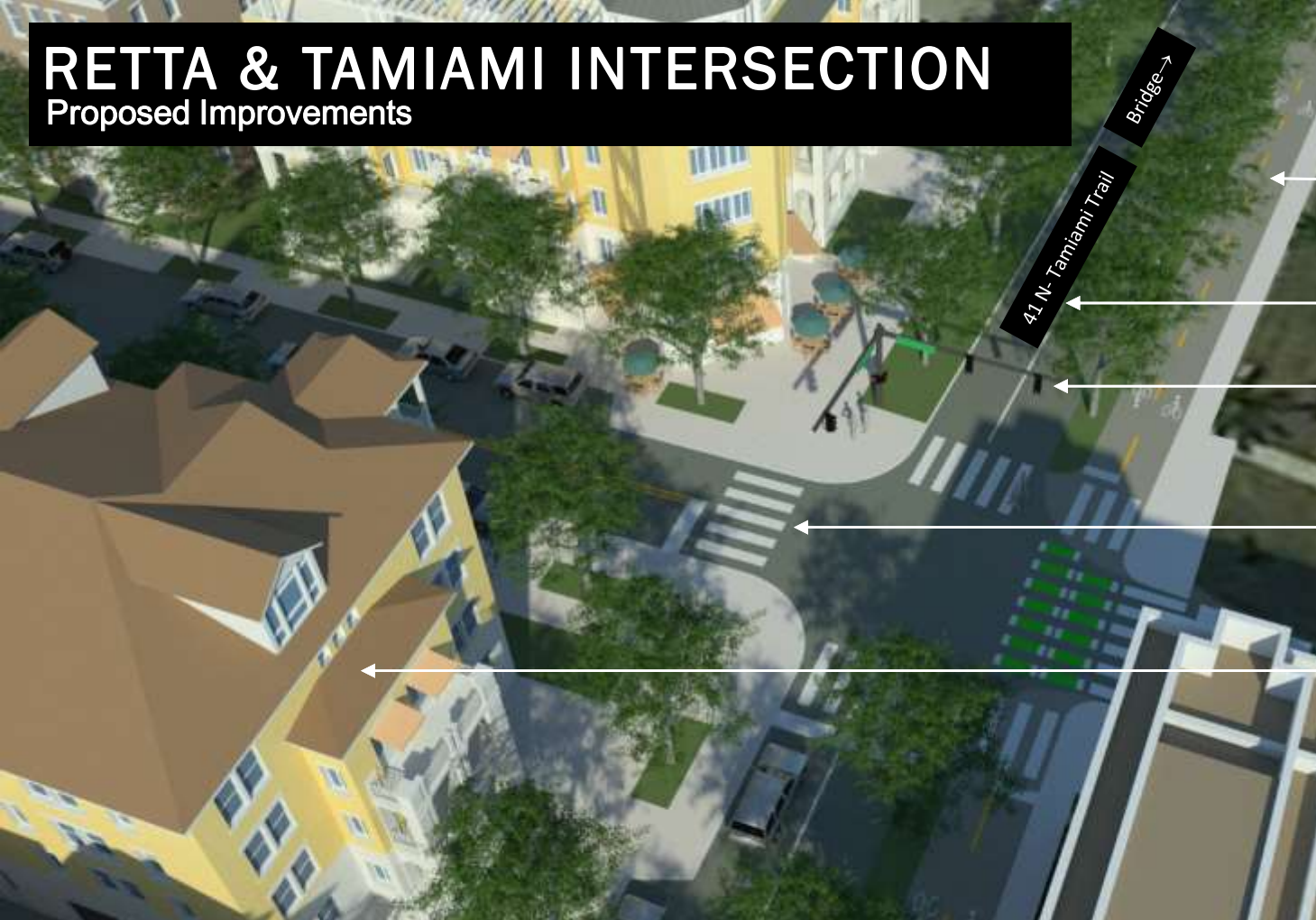
RETTA & TAMIAMI INTERSECTION

Proposed Improvements



RETTA & TAMIAMI INTERSECTION

Proposed Improvements



- Two-Way Cycle Track
- Two-Lanes (Dropped Left-Turn Only)
- Signalized Intersection, Timed to Work in Parallel with the Marion Light
- High Visibility Crosswalks
- New City Market Place Mixed-Use Development



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

U-SAVE LOT

Existing Condition



E Olympia Ave

Nesbit St

41 - Tamiami Trail

E Virginia Ave



U-SAVE LOT

Potential Development
Phase 1



E Olympia Ave

Nesbit St

41 - Tamiami Trail

E Virginia Ave



U-SAVE LOT

Potential Development
Phase 2



E Olympia Ave

Nesbit St

41 - Tamiami Trail

E Virginia Ave



U-SAVE LOT

Potential Development
Phase 3



E Olympia Ave

Nesbit St

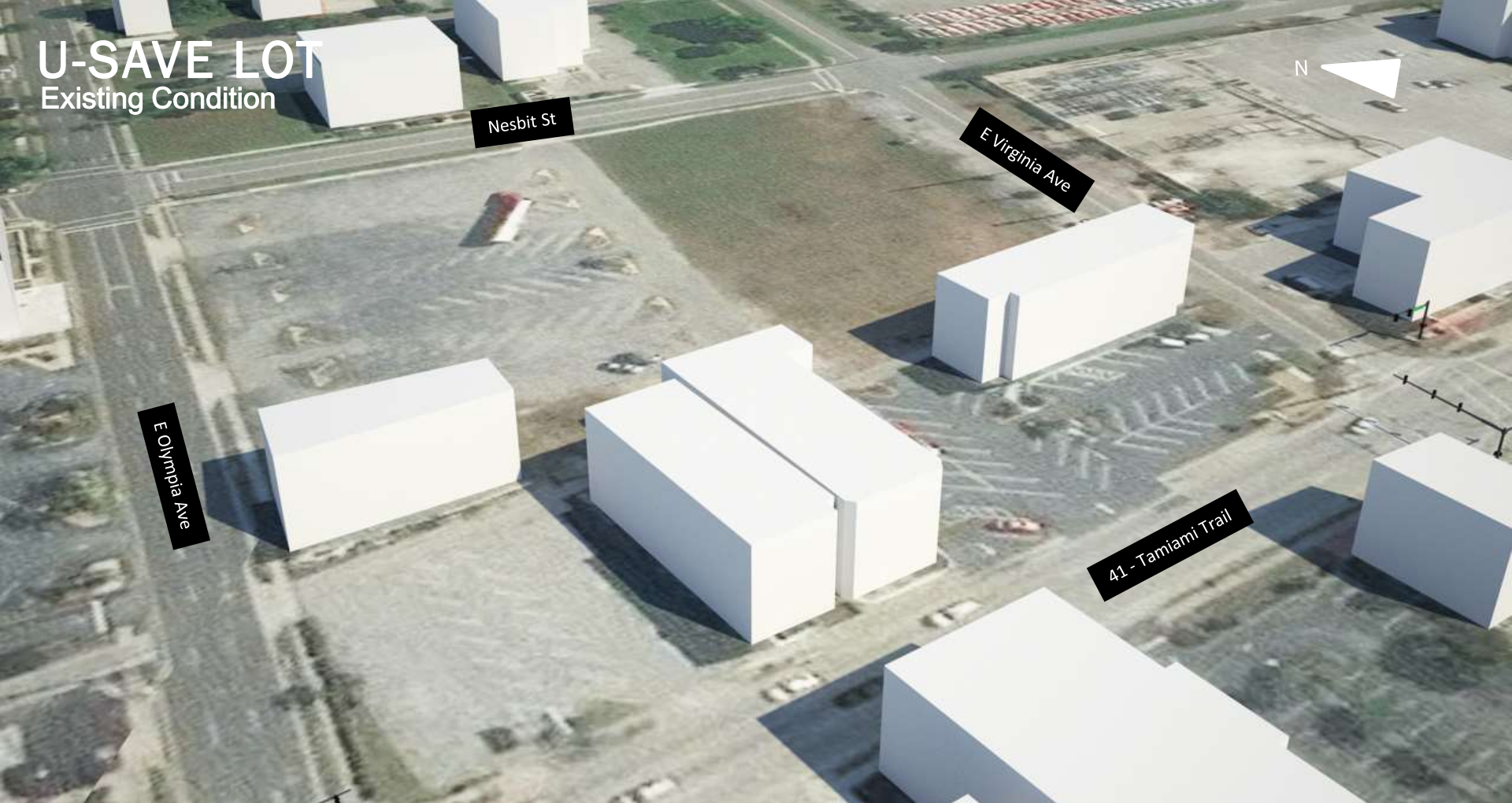
41 - Tamiami Trail

E Virginia Ave



U-SAVE LOT

Existing Condition



Nesbit St

E Virginia Ave

E Olympia Ave

41 - Tamiami Trail



U-SAVE LOT

Potential Development
Phase 1



Nesbit St

E Virginia Ave

E Olympia Ave

41 - Tamiami Trail

U-SAVE LOT

Potential Development
Phase 2



Nesbit St

E Virginia Ave

E Olympia Ave

41 - Tamiami Trail

U-SAVE LOT

Potential Development
Phase 3



Nesbit St

E Virginia Ave

E Olympia Ave

41 - Tamiami Trail

U-SAVE LOT

Potential Development
Phase 3



2 AND 3-STORY
TOWNHOUSES

Nesbit St

E Virginia Ave

MID-BLOCK PARKING

MIXED-USE OFFICES

APARTMENTS WITH
GROUND FLOOR RETAIL

E Olympia Ave

PUBLIC GREENSPACE

41 - Tamiami Trail



U-SAVE LOT

Existing Condition



E Olympia Ave

E Virginia Ave

Nesbit St



U-SAVE LOT

Potential Development
Phase 1



E Virginia Ave

Nesbit St



U-SAVE LOT

Potential Development
Phase 2



E Virginia Ave

Nesbit St

U-SAVE LOT

Potential Development
Phase 3



E Virginia Ave

Nesbit St



U-SAVE LOT

Potential Development
Phase 3

PUBLIC GREENSPACE

MIXED-USE OFFICES

APARTMENTS WITH
GROUND FLOOR RETAIL



MID-BLOCK PARKING

2 AND 3-STORY
TOWNHOUSES

PUBLIC GREENSPACE

E Virginia Ave

Nesbit St



FOUR POINTS WATERFRONT

Existing Condition



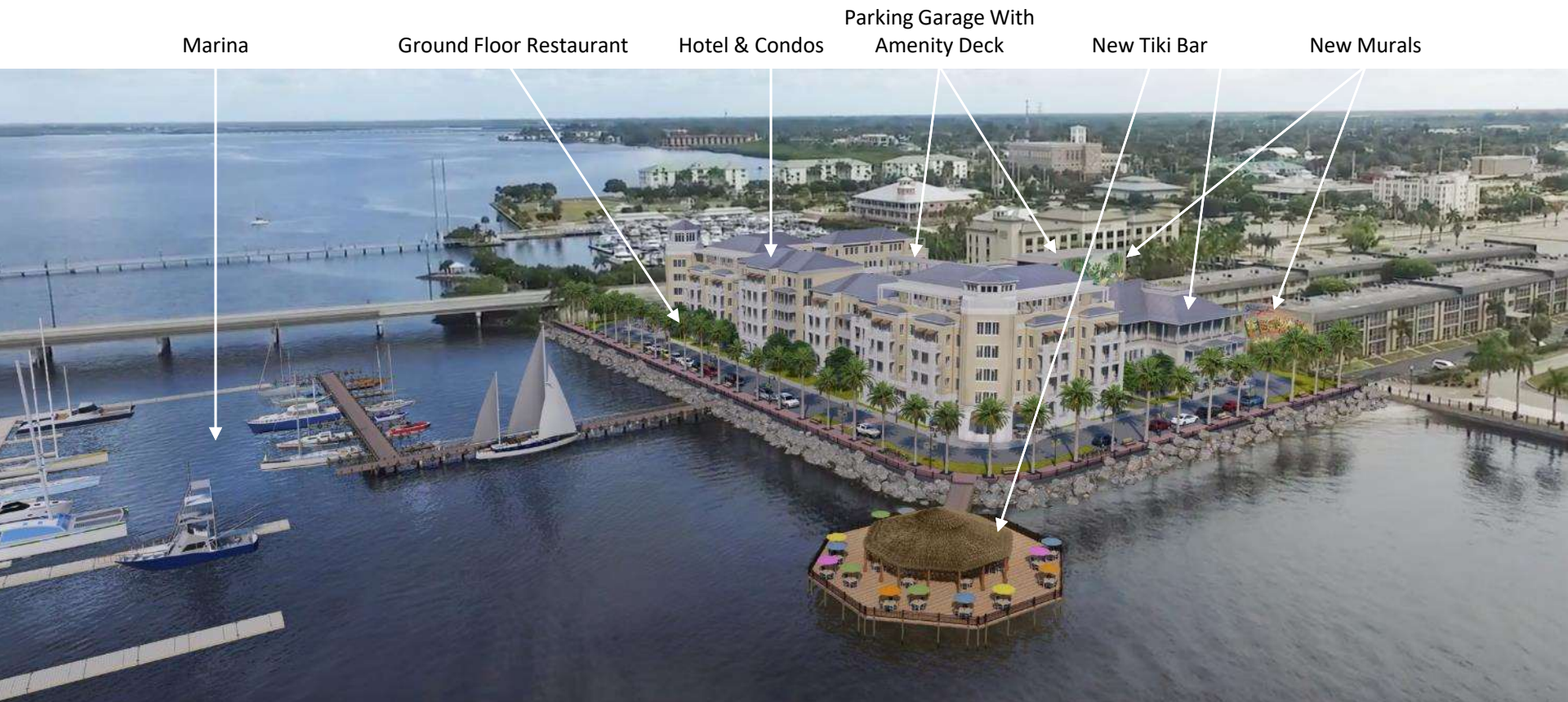
FOUR POINTS WATERFRONT

Potential Expansion



FOUR POINTS WATERFRONT

Potential Expansion



Marina

Ground Floor Restaurant

Hotel & Condos

Parking Garage With
Amenity Deck

Club House & Marina
With Restaurant

New Tiki Bar

New Murals



US 41 SOUTHBOUND BRIDGE

Existing Condition



US 41 SOUTHBOUND BRIDGE

Potential Bridge Lighting



US 41 SOUTHBOUND BRIDGE

Potential Bridge Lighting for Special Events



US 41 SOUTHBOUND BRIDGE

Potential Bridge Lighting for Special Events



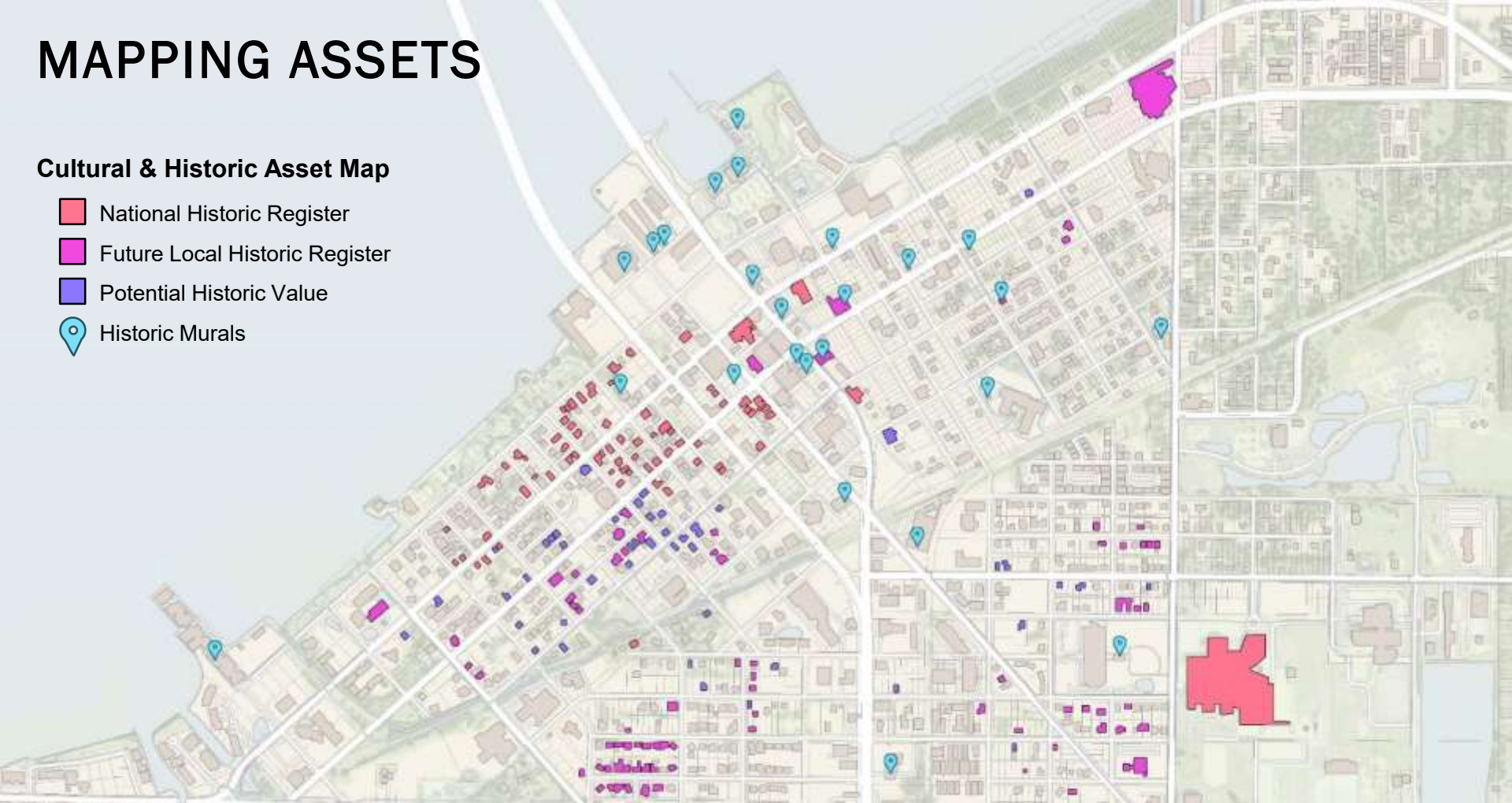
Additional Considerations

- Study impact on wildlife before implementation
- Consider a daily curfew or special event/weekend-only lighting
- Consider certain lighting temperatures and colors to minimize effects on wildlife

MAPPING ASSETS

Cultural & Historic Asset Map

- National Historic Register
- Future Local Historic Register
- Potential Historic Value
- 📍 Historic Murals



EAST DOWNTOWN FOCUS AREA



Illustrative Plan

- Existing Building
- New Building
- New Plaza
- New Greenspace
- P New Parking Garage
- Street Trees

THE "MISSING MIDDLE"

DAN AND KAREN PAROLEK





THE MISSING MIDDLE



THE MISSING MIDDLE



THE MISSING MIDDLE

EAST DOWNTOWN

Existing Condition



EAST DOWNTOWN

Potential Infill Development

Phase 2: Medical Village, Marion and Olympia Infill



EAST DOWNTOWN

Potential Infill Development

Phase 2: Gateway Development and Additional Residential Infill



EAST DOWNTOWN

Potential Infill Development

Phase 2: Hospital Expansion and Additional Residential Infill



EAST DOWNTOWN

Potential Infill Development



GATEWAY DEVELOPMENT

MEDICAL VILLAGE

HOSPITAL EXPANSION

TOWNHOUSES

MULTIPLEX APARTMENTS

POCKET PARK

E Olympia Avenue

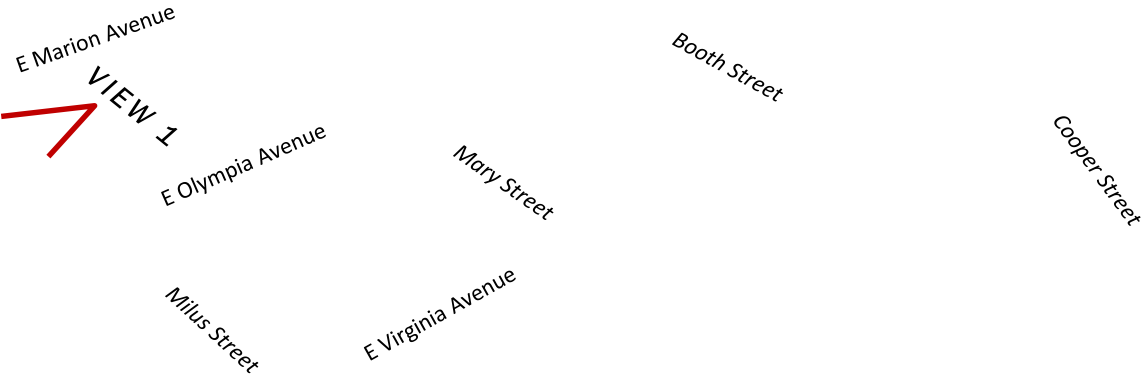
Milus Street

Mary Street

E Virginia Avenue

Cooper Street

View 1 – New Housing and New Mid-Block Street to reduce the block size





EAST DOWNTOWN – MILUS STREET

Existing Condition



EAST DOWNTOWN – MILUS STREET

Potential Infill and New Mid-Block Street

View 2 – New Gateway Development that frames and signifies the entrance into Downtown





EAST DOWNTOWN – MARION AVE

Existing Condition



EAST DOWNTOWN

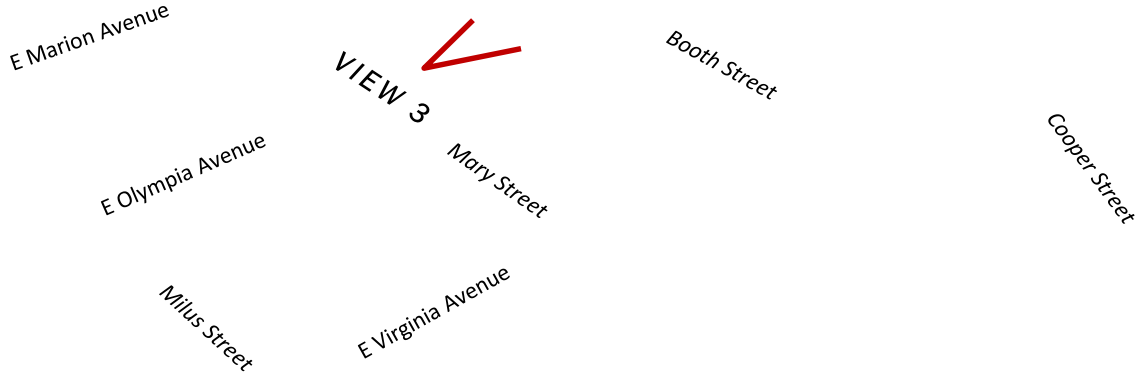
Potential Infill Development
Phase 4:



EAST DOWNTOWN – MARION AVE

Potential Gateway Development

View 3 – Missing Middle Housing



EAST DOWNTOWN – OLYMPIA AVENUE

Existing Condition

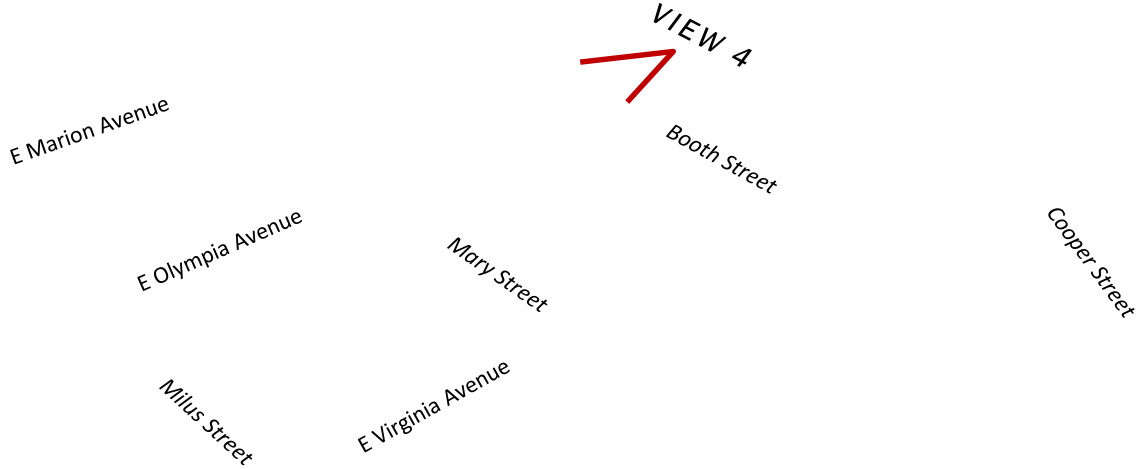


EAST DOWNTOWN – OLYMPIA AVENUE

Potential Residential Infill



View 4 – Mixed-Use Medical Village Development



EAST DOWNTOWN – OLYMPIA AVENUE

Existing Condition



EAST DOWNTOWN – OLYMPIA AVENUE

Potential Mixed-Use Medical Village Development



FISHERMEN'S VILLAGE CENTER FOCUS AREA

Illustrative Plan

- Existing Building
- New Building
- New Plaza
- New Greenspace
- New Parking Garage (P)
- Street Trees



FISHERMEN'S VILLAGE

Existing condition



FISHERMEN'S VILLAGE

Potential Future Development
Phase 1



FISHERMEN'S VILLAGE

Potential Future Development
Phase 2



FISHERMEN'S VILLAGE

Potential Future Development
Phase 3



FISHERMEN'S VILLAGE

Potential Future Development
Phase 4



W Marion Ave

FISHERMEN'S VILLAGE

Potential Future Development



- Lighthouse Tower
- New Apartments with Waterfront Restaurant
- Public Greenspace
- Parking Garage with Amenity Deck
- New Townhomes

FISHERMEN'S VILLAGE

Existing condition



FISHERMEN'S VILLAGE

Potential Future Development



FISHERMEN'S VILLAGE

Potential Future Development



Townhouses

Parking Garage With
Amenity Deck

Apartments

Public Greenspace

Ground Floor Restaurant

Widened Promenade

Resident Pool Deck with
Parking Underneath

Market Kiosks Along Harbor Walk
(Hiding Blank Walls)

HENRY & MAUD STREET

Existing condition



HENRY & MAUD STREET

Potential Development



- New Focal Building
- Multigenerational Housing Development
- Townhome/Villas
- Ground Floor Retail
- Olympia Street Shift to T-Intersection



PGI NEIGHBORHOOD CENTER FOCUS AREA



Illustrative Plan

- Existing Building
- New Building
- New Plaza
- New Greenspace
- P New Parking Garage

PGI NEIGHBORHOOD CENTER

Existing condition



PGI NEIGHBORHOOD CENTER

Phase 1 – Neighborhood Center Infill Development



PGI NEIGHBORHOOD CENTER

Phase 2 – Assisted Living Development



PGI NEIGHBORHOOD CENTER

Phase 3 – Multi-Family Residential Development and Expanded Neighborhood Center



PGI NEIGHBORHOOD CENTER

Roundabout at
Bal Harbor

Expanded Neighborhood
Center Mixed-Use

Townhouses

Neighborhood Center
Commercial

Public Square

Retail Facing
Lakefront Promenade

Street-Oriented Assisted
Living Development

Housing For Assisted
Living Employees

Multi-Family
Residential



PGI NEIGHBORHOOD CENTER

Existing Condition – Aqui Esta Drive at Cimarron Drive



PGI NEIGHBORHOOD CENTER

Proposed Town Square – Aqui Esta Drive at Cimarron Drive



PGI NEIGHBORHOOD CENTER

Proposed Town Square – Aqui Esta Drive at Cimarron Drive

ACTIVE USES
FACING AQUI
ESTA DR

NEW MIXED-USE

PUBLIC SQUARE

BIKE SHARE &
BIKE PARKING

HIGH VISIBILITY
CROSSWALKS

BSI NEIGHBORHOOD CENTER FOCUS AREA



BSI NEIGHBORHOOD CENTER

Existing Condition



Madrid Blvd

US 41/Tamiami

Multi-use trail

BSI NEIGHBORHOOD CENTER

Potential Future Development



BSI NEIGHBORHOOD CENTER

Potential Future Development

MULTI-FAMILY
RESIDENTIAL

NEIGHBORHOOD
PARK WITH
PLAYGROUND

NEW ROAD ACCESS
TO MONACO DRIVE

TOWN SQUARE

MIXED-USE
DEVELOPMENT

NEW BUILDINGS W/
STREET FRONTAGE

NEW BUILDINGS W/
STREET FRONTAGE

Madrid Blvd

US 41/Tamiami

Multi-use trail

STILL TO COME

- **Focus Areas: Jones Loop Road & South Downtown development**
- **Taylor Street – Downtown plaza/festival street concept**
- **Downtown mobility network maps**
- **Refined Context Classification Map – to frame all redevelopment activity for the Agencies surrounding our process, like FDOT, FP&L**
- **Overall bicycle and pedestrian network maps**
- **Additional refinements to all focus area illustrations**
- **Additions to cultural & historic asset map**