

U.S. 17 Corridor Planning Study
Public Workshops to review Draft Area Plan
Comments received from workshop attendees
June 23 & June 27, 2009

June 23

- Residents in the Washington Loop area are concerned about mining and industrial uses.
- Concern that the urban services boundary will be extended
- Does not understand the timing of the plan when there is excess inventory all over the County
- Would like to see goals, objectives and policies delineated
- Appreciate the County undertaking this planning study
- The plan is well written and easy to read. Would like to see a reference to Punta Gorda's water and waste plan or other utilities nearby
- Wants the plan to be flexible enough to adjust to new and better (water management) techniques that have not been discovered yet
- Concern that there may not be enough water supply to accommodate future growth
- Concern that re-development of this area may take a long time since there are many other platted areas in the County.
- The plan needs to avoid policies that are "takings." Watch for ideals that are overly financially burdensome to government and the private owners. Wording should be more along the lines of "work with" instead of mandated numbers.
- The 50% open space requirement seems high (note: that is a typo – should be 30% of open space must be reserved for common open space).
- I applaud this plan and think the settlement area should be bigger. The 2050 plan lacks places to use TDUs.
- This is a good plan that will benefit the county and I support it. Port Charlotte is in desperate need of new development away from platted lands.

June 27

- Request that the environmental map be included in the final draft of the Area Plan.
- Does not want any more right of way vacations
- There is the perception of a conflict of interest in that one of the land owners is paying for private consultants.
- The county should have mailed a notice or posted signs in the neighborhoods to announce these meetings.
- This process is moving fast. More time to absorb this information and comment on it.
- We want to be assured that all the maps and info is in the final plan.
- Q: does this plan establish certain types of development? A: no, it promotes green development practices, but does not promote any specific development.
- The rules currently on the books need to be enforced and that is not happening now.
- Some of these policies proposed seem to be value decisions by the government (specifically the one about shifting mobile homes to structured homes.)

- The transformation of Punta Gorda is an example of what could be done with redevelopment in Solana and Cleveland. It's hard to understand that people do not want the County to put money into our community like that.
- Desire to see the area stay rural.
- Public access to be maintained by county and would like that included in the policies.