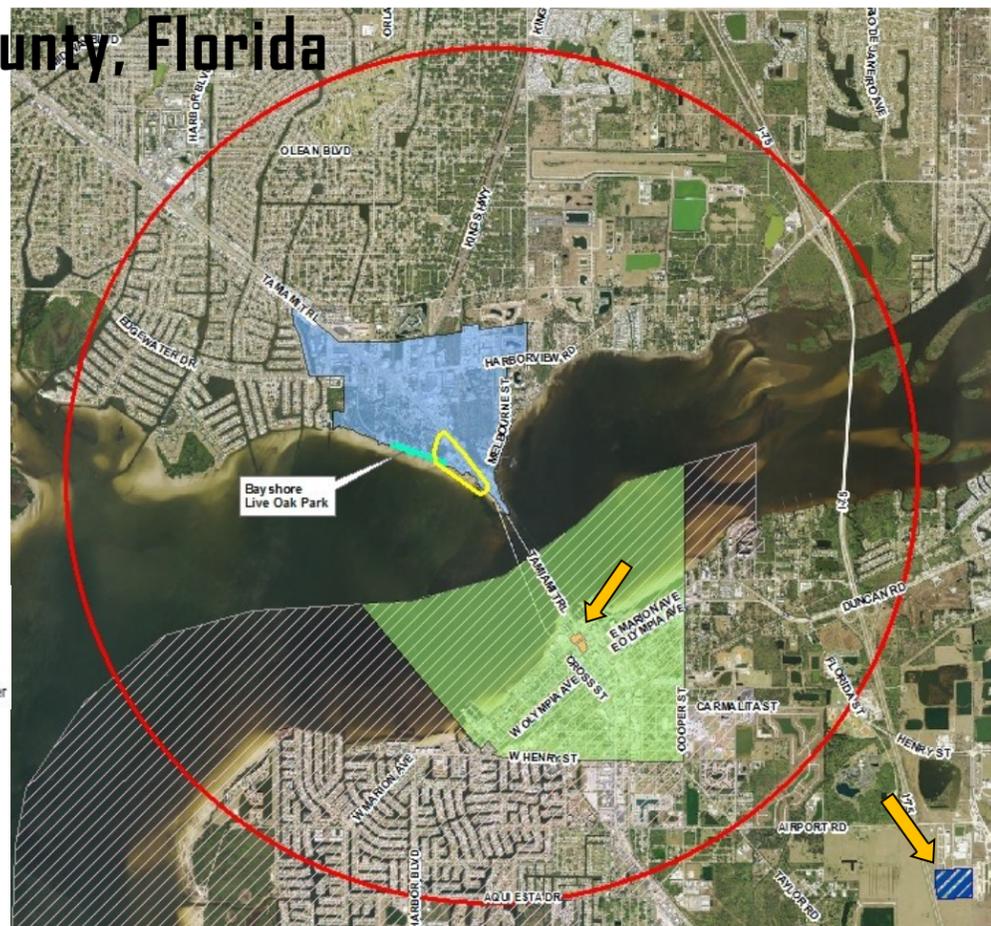


In 1992, the Charlotte County Board of County Commissioners (BCC) established the Charlotte Harbor Community Redevelopment Area (CRA) to develop a targeted approach to redeveloping the area through investment in public infrastructure while providing incentives to encourage private sector investment. The Charlotte Harbor CRA is located in the mid-section of Charlotte County, Florida and covers approximately 766 acres.

To learn more about the Charlotte Harbor CRA, please contact the Charlotte County Economic Development Office or visit <http://charlottecountyfl.com/BoardsCommittees/CRA/>

Charlotte County, Florida

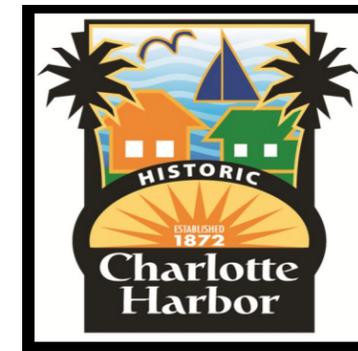


- Legend**
- Development Opportunity
 - Proposed Mote Marine Aquarium Site
 - Bayshore Park
 - Future Cheney Brothers Distribution Center
 - CRA Market Area
 - Punta Gorda CRA
 - Charlotte Harbor CRA
 - City of Punta Gorda



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Charlotte Harbor, Florida Community Redevelopment Opportunity

Riverwalk District

The Riverwalk District, located in the Charlotte Harbor Community Redevelopment Area (CRA) of Charlotte County, includes property along Charlotte Harbor with access to US41. With panoramic views of the Charlotte Harbor National Estuary, this development opportunity is within walking distance to harbor parks, shopping and restaurants.



The goal of the Riverwalk District is a mix of commercial and residential uses that will provide continuous public access along Charlotte Harbor that captures the area's heritage and enhances the connection to downtown Punta Gorda.

The Riverwalk District is within walking distance to downtown Punta Gorda where the proposed Mote Marine Aquarium will be housed. The downtown area is also home to a marina, art galleries, shops, restaurants and hotels.

Special points of interest:

- > Available 2.86+/- acres
- > Located in Charlotte Harbor, FL
- > Zoning—Commercial Intensive
- > Upgrade Water Lines and Sewer available
- > Maximum height—90 feet based on specific performance standards
- > Maximum Density—24 units per acre*
- > Community Redevelopment Incentives—available on a case by case basis and may include infrastructure improvements, county right of way contribution and/or tax rebates.
- > Panoramic views of the Charlotte Harbor
- > Walking distance to harbor parks, shopping and restaurants
- > Charlotte Harbor Historic Neighborhood - settlements dating back to the 1870's
- > Proximity to downtown Punta Gorda
- > Bayshore Live Oak Park
- > Charlotte Harbor National Estuary
- > Gateway to Port Charlotte
- > CRA commitment to leveraging private investment with public incentives
- > Three area hospitals within a 3 mile radius

*Contingent on the adoption of future land use changes pending final approval by the Charlotte County Board of County Commissioners. (Additional 83 units can be purchased for an estimated \$9,000 per unit from the private market)

Riverwalk Conceptual Plan

A Mixed Use

- Row Housing 2-3 Stories (Pinion Street and Bayshore Road)
- Retail/Office 2-3 Stories (Central Avenue and Shear Street)
- Parking Garage
- Residential/Hotel Tower (above parking garage)

B Mixed Use

- Office 3 Stories (US 41)
- Retail/Office 3 Stories (Shear St. & Bayshore Rd)
- Parking Garage
- Office/Residential Tower (above parking garage)

C Mixed Use

- Retail/Office 3 Stories (Bayshore Road)
- Parking Garage (including Hotel)
- Marina
- Restaurants with valet parking (along Riverwalk)
- Residential Tower (above parking garage)
- Riverwalk

D Hotel

- Restaurants (along Riverwalk)
- Riverwalk
- Pool
- Riverfront Beach

E Restaurants

- Valet Parking
- Riverwalk
- Marina

F Urban Street

- Shade trees in center medium
- Palms adjacent to building
- 10' Sidewalk
- One travel lane with parallel



Figure 16: Riverwalk Concept plan designed by Atelier Design Studio, Inc., the Key to the structures and uses can be found in Figure 14
Charlotte Harbor Community Redevelopment Plan

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Bayshore Live Oak Park provides beautiful vistas of Charlotte Harbor. Programming activities at the park are one of the key elements to encourage neighborhood revitalization.



The Gateway Harbor Walk
Proposed View

CHARLOTTE HARBOR CRA
PORT CHARLOTTE, FLORIDA
CSA
SPECIALTY AND ASSOCIATES, INC.
URBAN RESOURCES GROUP

Harbor Walk Project

One of the signature public projects for the Charlotte Harbor CRA is the construction of the Harbor Walk which will provide a pedestrian connection between Bayshore Live Oak Park and Chester Roberts Park and improve public access to Charlotte Harbor. The Harbor Walk project will be construction in phases; with Phase I beginning as soon as final authorization and permitting is approved by the Florida Department of Transportation (FDOT). Phase I includes replacement of the seawall; construction of a pedestrian promenade; pedestrian plaza; small boat launch; and bathroom facilities.

Final Design and permitting of Phase II of the Harbor Walk Project is scheduled to be completed in 2013. Phase II includes the construction of fishing pier and boardwalk.

The Harbor Walk Project will enhance the water taxi, pedestrian and bicycle connection to downtown Punta Gorda.



The Gateway Harbor Walk
Proposed View

CHARLOTTE HARBOR CRA
PORT CHARLOTTE, FLORIDA
CSA
SPECIALTY AND ASSOCIATES, INC.
URBAN RESOURCES GROUP

Charlotte Harbor, Florida



Charlotte County recently completed the construction of the Dick Loftus Bridge, a \$2 million capital investment into the area that includes pedestrian connection into the Melbourne Neighborhood.

