FLU APPENDIX IV: REVITALIZATION PLANS

Parkside Revitalization Plan (PReP)

History

The Parkside planning area is identified on FLUM Series Map #2 as a Revitalizing Neighborhood, and the initiative to master plan for this area was begun in 2007, coincident with the writing of Smart Charlotte 2050. It was originally called the Medical District due to the presence of two hospitals and many doctors' offices and other medical facilities within the boundary of the neighborhood. A CRA was established in September 2010 by the Board of County Commissioners in order to provide a mechanism for funding revitalization and reinvestment in the area. The CRA establishment also included the development of a Citizen's Master Plan to create a vision and goals that articulate opportunities for investment in the neighborhood. The Citizen's Master Plan was adopted by the Board on August 16, 2011.

Vision

The vision for Parkside is established in the Citizen's Master Plan. The vision is to achieve viable development within Parkside by:

- Promoting active, healthy living throughout all of life's stages.
- Promoting a sense of community and a great place to live, work and entertain.

Existing Conditions

The Parkside planning area contains approximately 1,100 acres, and it is located northeast of US 41, south of Midway Blvd. and Morningstar Waterway, and northwest of Fordham and Yale waterways in mid-Port Charlotte.

The area is very well developed and contains a mixture of commercial, office, and residential development. The commercial area is located at the center of the area and contains two hospitals, the Promenades Mall, many doctor offices, high density apartment complexes for seniors, and The Cultural Center of Charlotte County. The Cultural Center serves as a meeting center, a source for ongoing adult education and health activities and a social hub for many citizens who live in the area. The average age of commercial structures is approximately 30 years. Outside this core commercial district, the majority of the area contains platted lots with single-family homes and the average age of residential structures is approximately 40 years.

Opportunities

Community Opportunity 1:
The planning area is located in an accessible, well developed, central location of Charlotte County. US 41, one of the major thoroughfares in the County, is located directly to the west side of the area.

Community Opportunity 2:
Peace River Regional Medical Center and Fawcett Memorial Hospital are located in the core commercial area of the neighborhood. They provide immediate medical needs and job opportunities.

Community Opportunity 3:
The Cultural Center of Charlotte County is located in the core commercial area of the neighborhood and provides education, recreation and a social destination for citizens who live in the area.

Community Opportunity 4:
There are currently two developed parks – McGuire and Lake Betty -- within the area.

Challenges

There are a variety of physical, economic, planning and regulatory challenges that stand in the way of achieving a livable and healthy vision for the Parkside area.

Community Challenge 1:
The majority of the commercial structures were built in the 1970s and 1980s, and the majority of the residential structures were built in the 1960s. Specifically, some residential structures and neighborhoods suffer from lack of property maintenance.

Community Challenge 2:
Some multi-family developments (large residential) in the core district area are nonconforming uses. These are some examples:

> The properties located north of Brinson Avenue, west of Harbor Boulevard, and south of Gertrude Avenue, are designated as High Density Residential with RMF-15 zoning; however, the average density is approximately 21 units per acres, which is greater than 15 units per acre allowed under the existing zoning.
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> The property located south of Olean Boulevard, west of Elkcam Waterway and east of Harbor Boulevard is designated as Commercial Corridor with CG zoning. The site contains 5.23 ± acres. It is a residential condominium and contains 148 units. The structure was built in 1982. Residential development is not allowed under the CG zoning.

Community Challenge 3:
The street network within the district includes long blocks with little infrastructure for non-vehicular travel. Sidewalks are incomplete and are missing within the core area and there is a lack of street landscaping and street furniture. These items make the area an automobile-oriented neighborhood, not a walkable community. There should be better circulation and parcel development with cross parcel connections provided in commercial areas.

Planning Recommendations

The PReP seeks to address the entire Parkside CRA in a cohesive manner. This neighborhood should contain a mix of uses that are able to adapt to change over time. Mixing uses allows a stable workforce to live in close proximity to employment, enabling them to save time and money on commutes. Customers are also within easy reach of services and can easily take advantage of alternative modes of travel, thereby reducing traffic congestion. In addition, a mix of housing types provides flexibility in allowing business owners to live above their shops or rent the upper floors as offices or apartments. Mixing incomes, uses and designs allows a complete neighborhood to be created and enjoyed by a diverse population.

County staff recommends the following items to encourage revitalization within the Parkside CRA.

County staff recommends revitalizing and increasing commercial development within the core district. All commercial development or redevelopment shall provide for the integration of vehicular and pedestrian circulation systems, parking, building location, and architectural design into a cohesive development. Expansion of the Cultural Center into a multi-purpose center that provides educational programs and activities for all ages is recommended.

County staff recommends allowing Accessory Dwelling Units within this neighborhood in order to:

- Expand the supply of workforce housing for both owners and renters in the community.
- Provide a means for homeowners, particularly the elderly, to obtain extra income, security, companionship, and services.
- Make more efficient use of existing housing stock and infrastructure.
- Provide a mix of housing that encourages aging in place.

County staff recommends creating complete street standards that are walkable, safe, accessible to all, interesting and comfortable. These mixed-use streets can showcase significant public spaces and high quality buildings that lend themselves to balanced and diverse transportation plans. The establishment of a fixed route transit system would help ease traffic congestion, reduce trip generation within the CRA and encourage residents to age in place. Improving the visual appeal of public streets with the use of landscaping is also encouraged.

The following are policies for carrying out the vision of the Citizen's Master Plan and creating guidelines for the future development and redevelopment within the Parkside CRA.

FLU App IV Goal 1: Parkside Revitalization
Implement the community vision established in the Parkside Citizens' Master Plan through special planning policies and standards in order to revitalize and enhance the community character and livability of the Parkside neighborhood.

FLU App IV Objective 1.1: Parkside Sustainability

To guide the future development and redevelopment of the Parkside Community Redevelopment Area (FLUM Series Map #??) to promote a functional mix of residential and non-residential uses in the neighborhood to allow all ages to live, work and play.

FLU App IV Policy 1.1.1: Promote Redevelopment

The County shall encourage the use of creative and progressive suburban land use concepts, including mixed-use development, in the core district.

FLU App IV Policy 1.1.2: Additional Low-intensity Commercial Development

The County shall provide the opportunity for low-intensity commercial and professional office uses at the intersection of Harbor Boulevard and Midway Boulevard.

FLU App IV Policy 1.1.3: Redevelopment of the Cultural Center

The County shall encourage redevelopment of the Cultural Center by partnering in the vision of the center and adopting appropriate land development regulations to allow attainment of the accepted vision.

FLU App IV Policy 1.1.4: Accessory Dwelling Units (ADUs)

The County shall allow accessory dwelling units (ADUs) on property in the Parkside CRA that is within a quarter mile of the core district (SPAM Map #??).

FLU App IV Policy 1.1.5: Innovative Housing Redevelopment

The County shall encourage consolidation of platted lots in all residential areas for innovative housing redevelopment, such as co-housing or townhouse development, especially those that support the concept of Aging in Place.

FLU App IV Policy 1.1.6: RAPID Usage

The County shall allow property owners to use the RAPID density (FLU Policy 1.2.15) for ADU development and other innovative housing redevelopment within the CRA.

FLU App IV Policy 1.1.7: Non-Conformity

The County shall create land development regulations to allow non-conforming uses to be conforming.

FLU App IV Policy 1.1.8: Recreational Needs

The County shall monitor community recreational needs and encourage the citizens to work with appropriate agencies to enhance and maintain the existing and future parks within the CRA.

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FLU App IV Objective 1.2: Parkside Neighborhood Identity and Safety

To guide the future development and redevelopment of the Parkside Community Redevelopment Area (FLUM Series Map #??) to promote:

- An attractive neighborhood with safe vehicular and non-vehicular travel opportunities.
- An identifiable sense of place.

FLU App IV Policy 1.2.1: Residential Neighborhood Appearance

The County shall investigate establishing a rental property management ordinance to encourage proper maintenance of rental properties.

FLU App IV Policy 1.2.2: Retention of Historic Value

The County shall support the renovation of existing Mackle Brother's homes to allow for retention and reuse of these unique architectural structures.

FLU App IV Policy 1.2.3: Code Enforcement Efforts

The County shall continue to support heightened code enforcement efforts within the CRA.

FLU App IV Policy 1.2.4: Landscaping and Trees

The County shall work with property owners and developers to provide street tree planting and landscaping buffers along Elkcam Boulevard, Aaron Street, Harbor Boulevard, Olean Boulevard, Gibralter Drive, and Gertrude Avenue. In addition, the County shall promote enhanced landscape elements at the entryways to the CRA.

FLU App IV Policy 1.2.5: Complete Streets

The County shall create complete street design standards that will be implemented whenever possible.

FLU App IV Policy 1.2.6: Streetscape Improvements

The County shall work with private and public entities to provide and maintain streetscape improvements, including landscaping, decorative lighting, pedestrian infrastructure, street furniture, and way-finding signs.

FLU App IV Policy 1.2.7: Alternative Transportation

The County shall work with the MPO or appropriate state agencies to explore the options for a transit system that serves the CRA.

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