



Parkside

Community Redevelopment Agency

2015 Annual Report



PARKSIDE VISION: A HEALTHY PLACE



- ✓ Celebrates and promotes active, healthy living throughout all of life's stages.
- ✓ Promotes a sense of community and celebration.
- ✓ Creates a great destination; a great place to live, work and play.

Parkside Community Redevelopment Agency

- Commissioner Bill Truex, Chair
- Commissioner Chris Constance, Vice Chair
- Commissioner Stephen R. Deutsch
- Commissioner Ken Doherty
- Commissioner Tricia Duffy

Staff

Ray Sandrock, Executive Director
 Debrah Forester, Redevelopment Manager
 Matt Trepal, Principal Planner Community Development
 Josh Moyer, Assistant County Attorney

2015 Accomplishments

- Elkcam Boulevard Multi-use Path and Landscaping Project completed.
- Harbor Boulevard – 90% design plans completed.
- Community Development Block Grant awarded. \$375,000 available to implement Multi-use Trails and Greenway Plan on Gertrude and Aaron.
- Sunshine Lake Recharge Wells—Two wells were installed to maintain active water flow through Sunshine Lake.
- West Tarpon/Ambrose Multi-use Pathway and Street Lighting Project under design.
- McGuire Park renovations under design.
- Olean Boulevard under design.

Parkside

COMMUNITY REDEVELOPMENT AGENCY

Citizens Master Plan:

The Redevelopment Plan was adopted in 2011 and it identifies the vision for Parkside to be a community that celebrates and promotes active, healthy living throughout all life stages. A great place to live, work, and play, as well as a destination for shopping and other attractions. The Plan includes seven community objectives: Safe and Attractive; Known for Great Public Spaces; Livable and Walkable; an Identifiable Destination; Urban in Character; Fostering Community; and Supporting Sustainable Economic Growth.

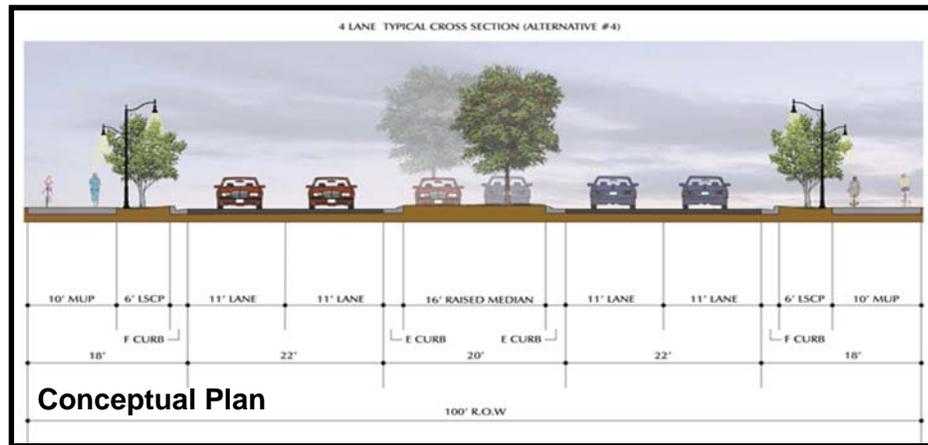
Since the adoption of the Plan, the CRA has focused its attention on implementation of the Multi-Use Trails and Greenway Plan. Charlotte County Utilities identified the western portion of Parkside as a potential priority area for its Renewal and Replacement Program of aged utility lines. The Parkside CRA is partnering with Charlotte County Utilities to coordinate the installation of multi-use trails along roadways being impacted by utility work, saving time and money.



Parkside

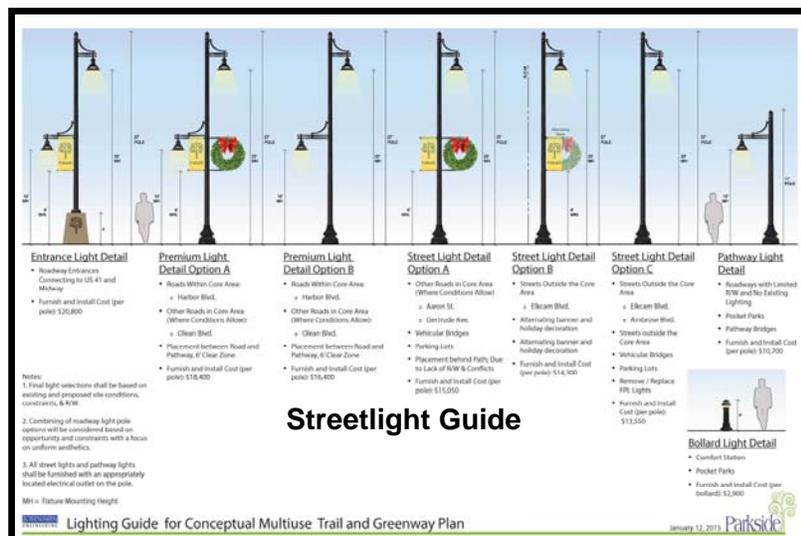
COMMUNITY REDEVELOPMENT AGENCY

Harbor Boulevard:



Harbor Boulevard is one of two major roadways serving the Parkside CRA. Due to its importance in providing access to the community, the CRA initiated the Harbor Boulevard Enhancement Project in 2013. Phase 1 of the project (US41 to Olean) will include a 10-foot multi-use path on both sides of the street, landscaping, pedestrian amenities, decorative streetlights and gateway features. In addition, Charlotte County Utilities will be replacing water and sewer lines. Design plans are at 90% and staff secured the majority of required easements to implement the design elements. Construction is anticipated to begin in 2016.

In 2015, the CRA approved a Streetlight Guide to establish consistency in design throughout the community.



Parkside

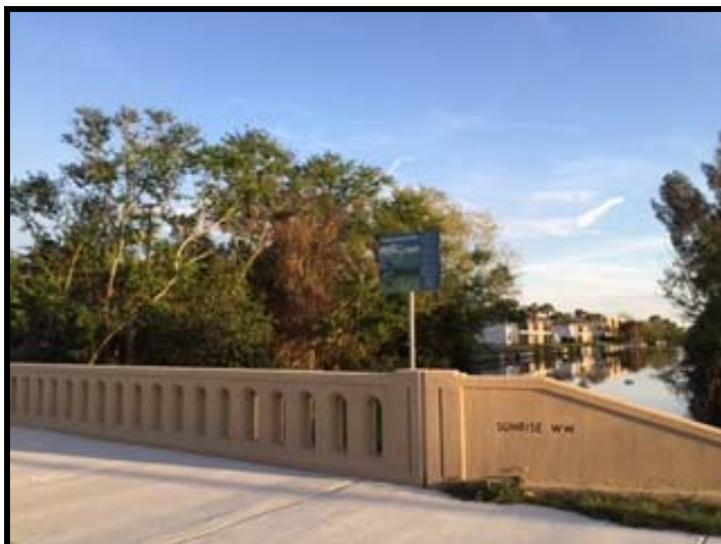
COMMUNITY REDEVELOPMENT AGENCY

Elkcam Boulevard:

The first link of the Multi-use Trails Plan was completed along Elkcam Boulevard from US41 to Midway. This project was a coordinated effort between Charlotte County Utilities and the Parkside CRA. Charlotte County Utilities replaced a water main, installed a new reclaimed water line, and replaced the Gertrude Street Bridge. Parkside CRA was able to incorporate elements to meet the Redevelopment Plan objectives by funding the construction of a 10-foot multi-use path, installation of shade trees on the west side of the roadway and decorative trees on the east side of the roadway, and enhancing the rail of the new bridge.



First Segment of 10-foot Multi-Use Path



New Gertrude Bridge



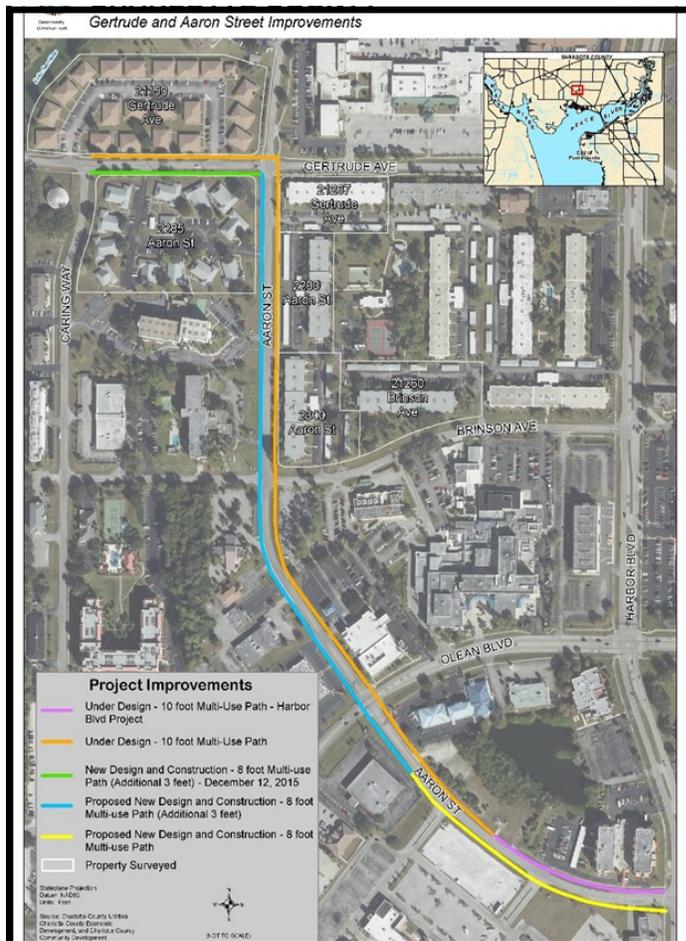
New Bridge Under Construction

Parkside

COMMUNITY REDEVELOPMENT AGENCY

West Tarpon and Ambrose Enhancements:

Charlotte County Utilities sewer and water replacement project along West Tarpon Boulevard and Ambrose Lane will begin in January 2016. Parkside CRA will install sidewalks and conduit for future streetlights along these streets immediately following the completion of the utility work. Partnering with Charlotte County Utilities reduces costs to the CRA and allows further implementation of the Master Trails and Greenway Plan. The overall project is scheduled to be completed in 2017. The CRA will work with existing homeowners along Ambrose to encourage landscape improvements.



Gertrude and Aaron Enhancement Project:

In April 2015, Charlotte County Utilities and Parkside CRA partnered to apply for a Community Development Block Grant (CDBG) for utility and sidewalk improvements along Gertrude Avenue and Aaron Street. The \$750,000 grant was awarded in October 2015. This project will connect Elkcam Boulevard with Harbor Boulevard further implementing the Multi-Use Trails and Greenway Plan, which will create a pedestrian pathway linking McGuire Park to the area hospitals. In addition to utility and sidewalk improvements, decorative streetlights and landscaping will be installed. Construction is tentatively scheduled to begin in May 2017.

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COMMUNITY REDEVELOPMENT AGENCY

McGuire Park:

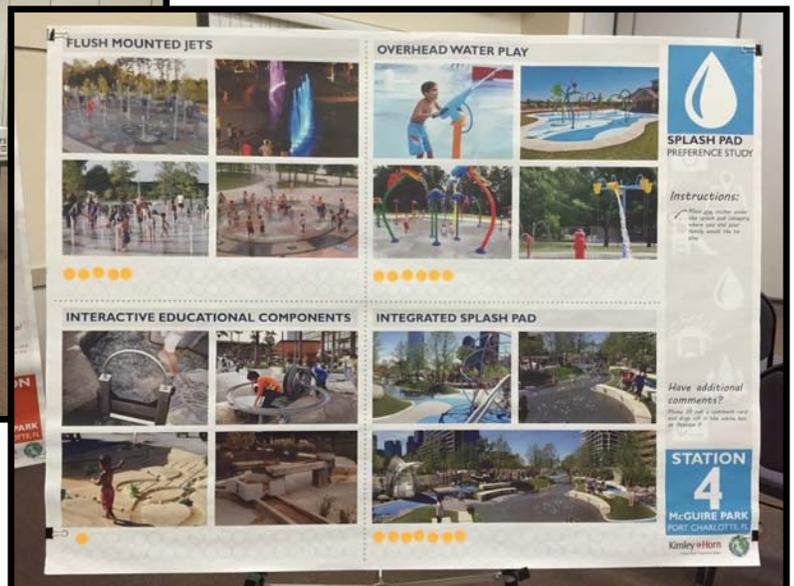
The design plans for the McGuire Park renovations began in 2015 with a series of public workshops. Final design plans are expected in 2016. Improvements to McGuire Park are key to creating a sense of place and establishing Parkside as a destination for all ages. Components being considered are a splash pad, multi-use trail, playground, and improved landscaping.



Aerial of McGuire Park



November 2015 Community Meeting



Potential Elements and Design Style

Parkside

COMMUNITY REDEVELOPMENT AGENCY

In 2012 the Board of County Commissioners approved a \$9,000,000 loan to the Parkside CRA to initiate redevelopment projects to help encourage private investment. Examples of the private sector investing in the community are the Sanctuary Retail Center's total renovation and the preliminary development review approvals for a new gas station and a medical facility in the district.



Sanctuary
Retail
Center



2015/2016 Work Plan - Financial Overview		
LOAN	\$	9,000,000
Completed Projects	Loan Allocated*	GRANTS
Elkcam (West Side) Multi-Use Path		\$652,000
Gertrude Railing Upgrade		\$50,730
Code Enforcement Materials		\$5,000
Under Design		
Harbor Blvd - US41 to Olean		\$4,236,750
Undergrounding Utilities		\$570,908
Wayfinding Program - Design		\$60,000
West Tarpon/Ambrose Sidewalk**		\$632,160
Gertrude/Aaron MUP		\$1,347,035
Elkcam (West Side) Streetlight Design		\$18,000
Elkcam (East Side) MUP Design		\$55,100
TOTAL		\$7,627,683
Balance Unallocated		\$1,372,317
** Streetlight poles not included		
Revenue		
2013 TIF		\$42,773
2014 TIF		\$84,660
2015 TIF		\$175,932
TOTAL		\$303,365

The Annual Financial Report and Audit are included in the Charlotte County Annual Report.

For more information, please visit our website: www.CharlotteCountyFL.gov/CRA/Parkside or telephone Debrah Forester, Redevelopment Manager, at 941-764-4943.



Today, development options are abundant, thanks to existing residential density and the strategic Tamiami Trail location ensuring visibility and access as well as high traffic counts.

Parkside CRA Snapshot

PARKSIDE PROFILE

- ◆ Two miles of US 41 (Tamiami Trail) frontage
- ◆ Annual average daily traffic:
 - ◇ Parkside CRA only - US 41: 52,000
 - ◇ Olean - US 41 to Kings Hwy: 7,000
 - ◇ Harbor - US 41 to Midway: 11,500
 - ◇ Midway - US 41 to Kings Hwy: 11,500
- ◆ 2010 mean household total personal income: \$79, 212 and rising

INCENTIVES FOR GROWTH

- ◆ \$13 million public investment in lake and infrastructure enhancements.
- ◆ CRA incentives available on a case-by-case basis.

POPULATION PLUS

- ◆ High traffic counts along Tamiami Trail
- ◆ Employment & population center for area
- ◆ Excellent population density
- ◆ Hospital employment over 1,600

LIFESTYLE ASSETS

- ◆ Cultural Center of Charlotte County
- ◆ Charlotte County Library
- ◆ Fawcett Memorial Hospital
- ◆ Bayfront Health Port Charlotte Family Services Center
- ◆ McGuire Park & Lake Betty Park
- ◆ Three waterways
- ◆ Multi-use greenbelt
- ◆ Sunshine Lake



Promenades Mall



Fawcett Memorial Hospital



Bayfront Health Port Charlotte

Let's talk!

**Debrah Forester, Redevelopment Manager
Charlotte County Staff Liaison
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