



Parkside Community Meeting

September 30, 2014

Charlotte County
Community Development Department



Parkside Community Revitalization Plan

- **What is it?**
 - A tool to implement the Parkside Citizens' Master Plan
 - It sets the policies and rules for development and improvements within Parkside
- **How does it work?**
 - Policies are what the County can and will do
 - Enhanced code enforcement
 - Future Land Use Map changes
 - Rules are for governing how the private sector may do what the County cannot
 - Property maintenance
 - Redevelopment



Parkside Community Revitalization Plan

Parkside Citizens' Master Plan

- Safe and Attractive**
- Known for Great Public Spaces**
- Livable and Walkable**
- An Identifiable Destination**
- Urban in Character**
- Fostering Community**
- Supporting Sustainable Economic Growth**



Parkside Community Revitalization Plan

Three Objectives

- **Parkside Development**

- How to encourage Parkside to grow

To guide the future development and redevelopment of Parkside to promote a functional mix of residential and non-residential uses in the neighborhood to allow all ages to live, work, and play.

- **Parkside Identity**

- How to make Parkside unique

To guide the future development and redevelopment of Parkside to promote an attractive neighborhood with a unique identity.

- **Parkside Connections**

- How to let Parkside move about better

To guide the future development and redevelopment of Parkside to promote a variety of safe vehicular and non-vehicular travel options, including improved connections within Parkside and to the surrounding communities.



Parkside Community Revitalization Plan

Parkside Development

- **Promote Redevelopment**

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

- **Incentivize Housing Redevelopment**

The County shall create land development regulations that offer incentives for housing redevelopment, including the use of RAPID, in order to encourage redevelopment and provide a variety of housing types.

- **Address Non-Conformities**

The County shall create land development regulations to allow existing non-conforming multi-family residential uses to be conforming.

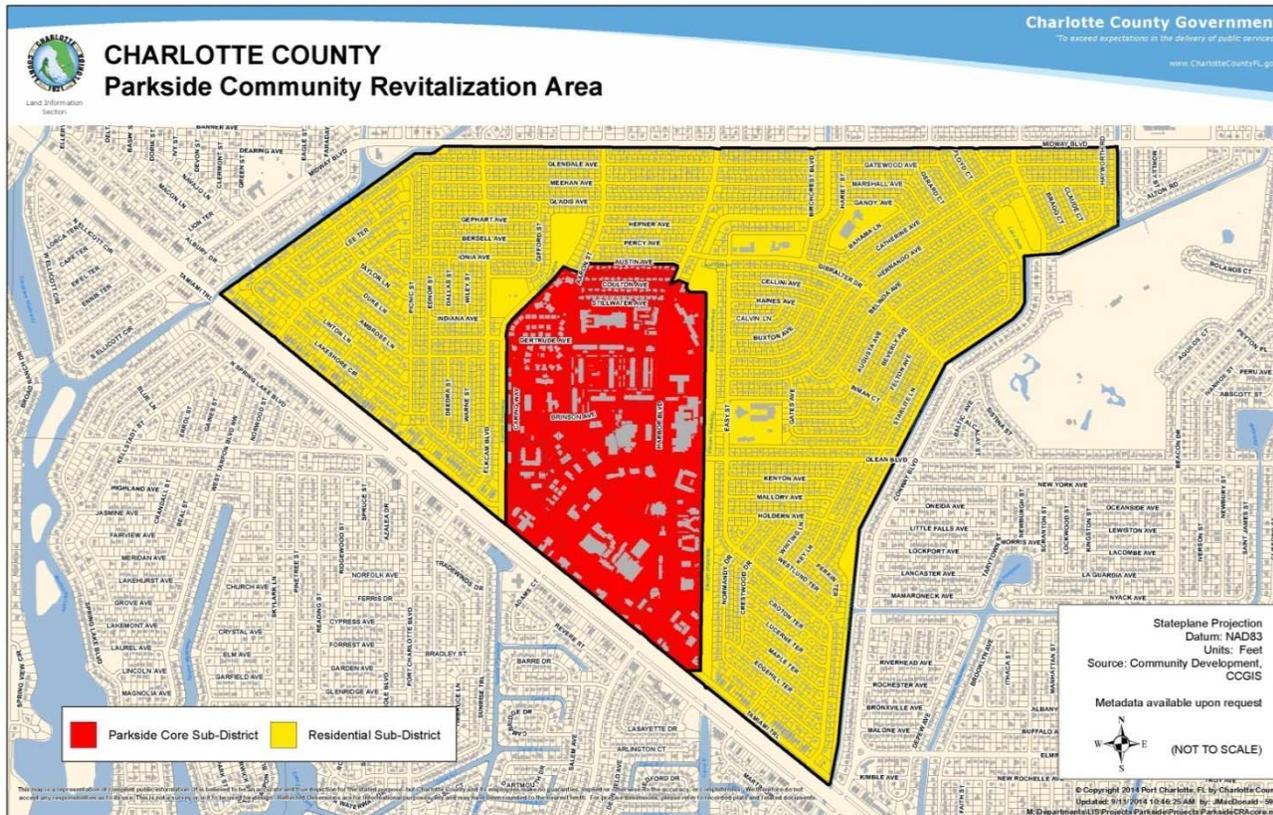
- **Retention and Reuse of Existing Homes**

The County shall investigate solutions that allow existing houses to be renovated in a cost-effective manner.



Parkside Community Revitalization Plan

Promote Redevelopment





Parkside Community Revitalization Plan

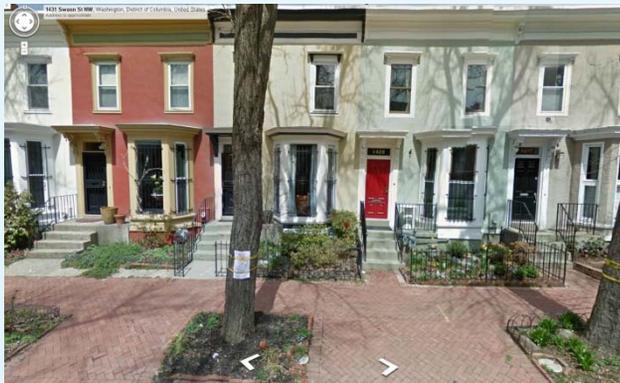
Promote Redevelopment





Parkside Community Revitalization Plan

Incentivize Housing Redevelopment





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Address Non-Conformities





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Retention and Reuse of Existing Homes





Parkside Community Revitalization Plan

Parkside Identity

- **Rental Property Management**

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

- **Enhanced Code Enforcement**

The County shall continue to support heightened, proactive code enforcement efforts within Parkside.

- **Parkside Entrances**

The County shall promote enhanced landscape elements and gateway features at the entryways to Parkside and shall work with property owners and developers to provide street tree planting and landscaping buffers at these entryways.



Parkside Community Revitalization Plan

Parkside Identity

- **Streetscape Improvements**

The County shall work with private and public entities to provide and maintain streetscape improvements throughout Parkside, including landscaping, decorative lighting, pedestrian infrastructure, street furniture, and way-finding signs, and shall develop land development regulations that illustrate typical cross-sections, including lane widths, trail and sidewalk widths, and landscaping.

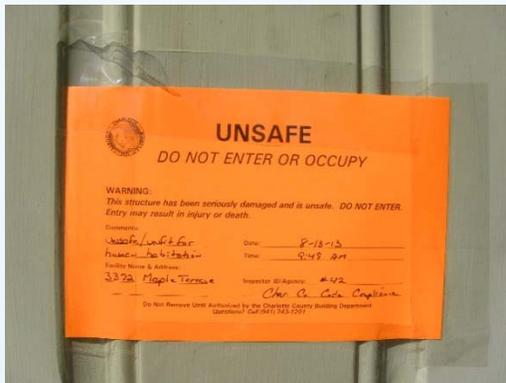
- **Recreational Needs**

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.



Parkside Community Revitalization Plan

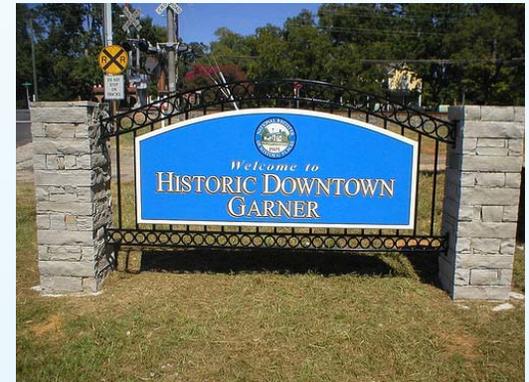
Rental Property Management Enhanced Code Enforcement





Parkside Community Revitalization Plan

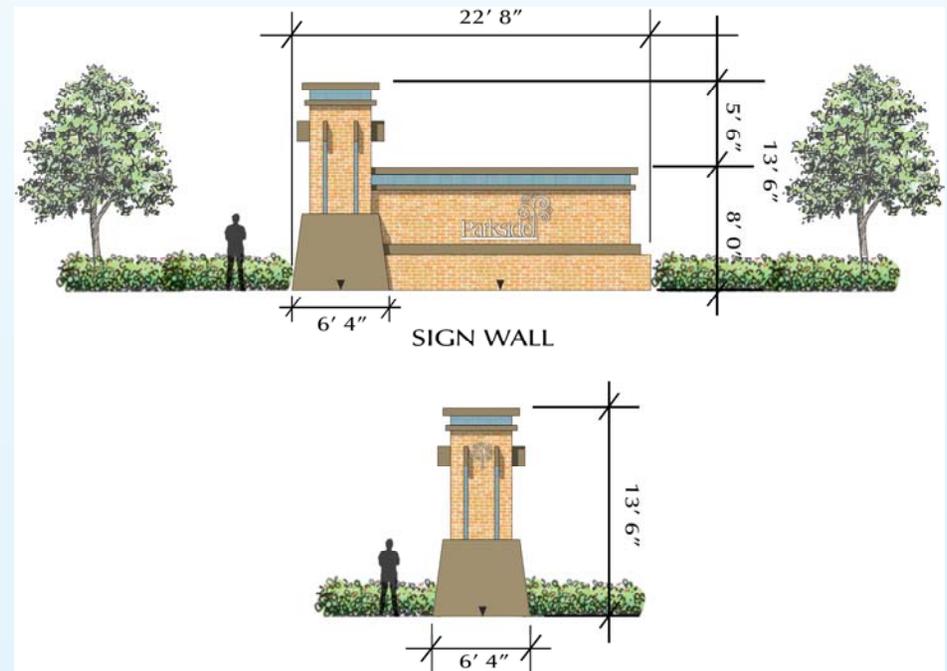
Parkside Entrances





Parkside Community Revitalization Plan

Parkside Entrances





Parkside Community Revitalization Plan

Streetscape Improvements





Parkside Community Revitalization Plan

Streetscape Improvements





Parkside Community Revitalization Plan

Recreational Needs





Parkside Community Revitalization Plan

Parkside Connections

- **Transit**

The County shall work with the Charlotte County/Punta Gorda MPO or appropriate State agencies to explore the options for a transit system that serves Parkside.

- **Trail System**

The County shall work to construct a multi-use trail system through Parkside, consistent with the Parkside Trailways Master Plan included in the Citizens' Master Plan, the MPO's Long Range Transportation Plan, the Bicycle-Pedestrian Master Plan, and the Parks Master Plan.

- **Alternative Transportation**

The County shall investigate allowing alternative vehicle use, including golf carts and similar vehicles, on Parkside streets.

- **Bridge Connections**

The County shall investigate constructing multi-use bridges across Elkcam Waterway and Sunshine Waterway to better connect the sections of Parkside together.



Parkside Community Revitalization Plan

Transit





Parkside Community Revitalization Plan

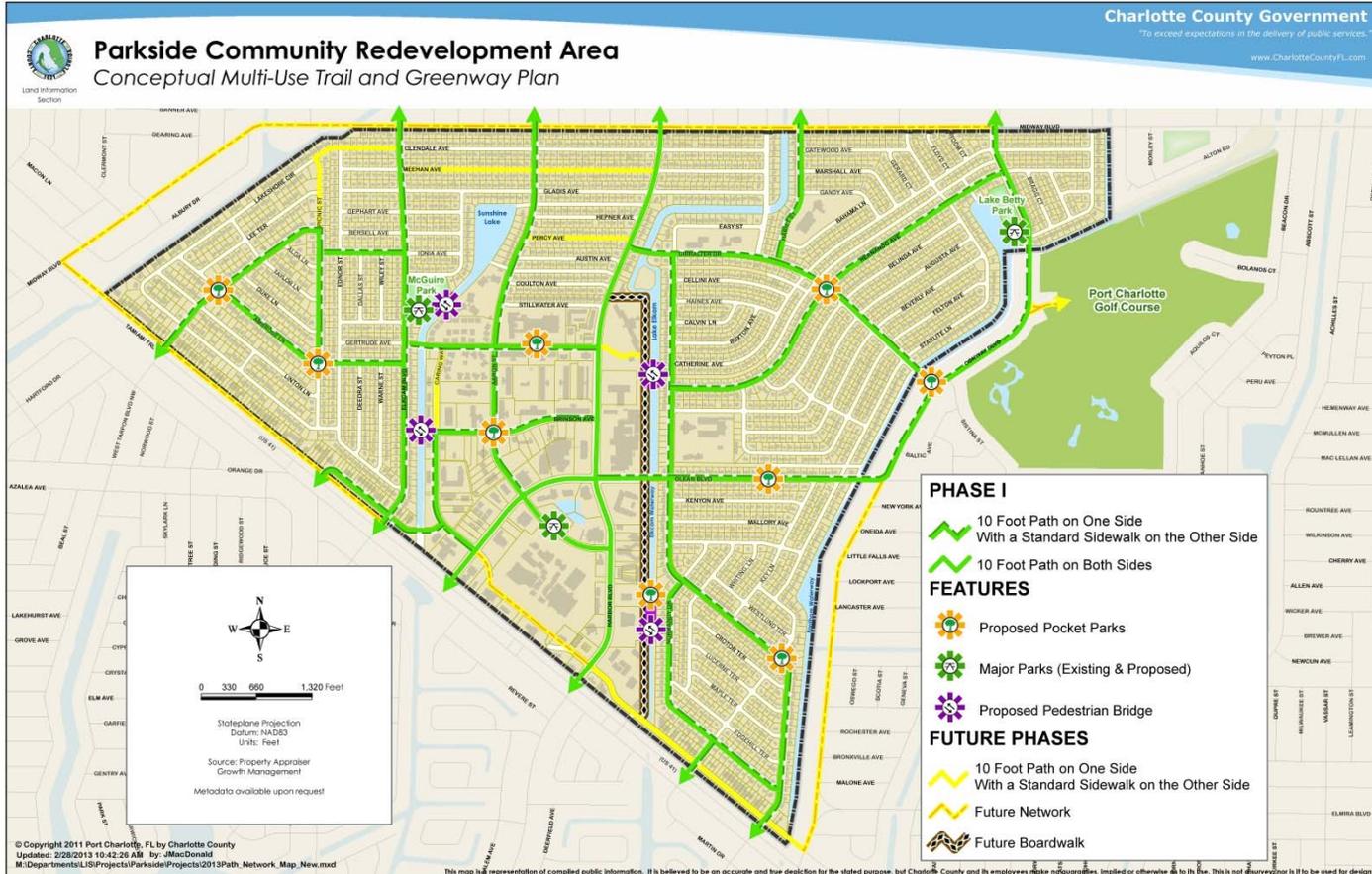
Trail System





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Trail System





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Alternative Transportation



An estimated **50,000 GOLF CARTS** are operated in *The Villages* and provide an estimated **80% OF ALL RESIDENT TRIPS...**



Parkside Community Revitalization Plan

Bridge Connections





Parkside Community Revitalization Plan

Bridge Connections





Q&A



Next Steps