



Parkside Revitalization Plan (PReP)

August 27, 2014

Charlotte County
Community Development Department



The Revitalization Plan

- What is it?
 - A tool in the comprehensive plan for Revitalizing Areas, including Community Redevelopment Areas (CRAs) to create special policies to promote redevelopment and revitalization
 - Unique to the CRA
 - Allows for additional land development policies and regulations to achieve the vision of the CRA
 - Allows the CRA to receive Revitalizing Area Planning Incentive Density (RAPID)



Parkside Revitalization Plan

- Draft prepared in late 2012/early 2013
 - 1 Goal
 - 2 Objectives
 - 14 Policies, 7 under each Objective
- Will be adopted into the County's comprehensive plan
- Will have same authority as other plan policies



Parkside Revitalization Plan

- Goal: Implement the vision of the Parkside Citizens' Master Plan
- Objective 1: Promote a functional mix of uses to allow all ages to live, work, and play
- Objective 2: Promote safe vehicular and non-vehicular travel opportunities and an identifiable sense of place



Parkside Revitalization Plan

- Policies under Objective 1
 - Encourage creative and progressive land use concepts, including mixed use, in the Core
 - Provide the opportunity for low-intensity commercial development at the Harbor/Midway intersection
 - Encourage redevelopment of the Cultural Center
 - Encourage the consolidation of platted lots for innovative housing redevelopment, including aging in place



Parkside Revitalization Plan

- Policies under Objective 1
 - Allow the use of Revitalizing Area Planning Incentive Density for innovative housing redevelopment
 - Allow non-conforming uses to be considered conforming under any new land development regulations
 - Maintain and enhance existing parks and recreational opportunities



Parkside Revitalization Plan

- Policies under Objective 2
 - Investigate establishing a rental property maintenance ordinance
 - Support the renovation of existing Mackle Brothers homes to maintain the use of these architecturally-unique houses
 - Support heightened Code enforcement efforts
 - Work with property owners and developers to provide street tree planting and landscaping buffers along prominent streets
 - Provide landscaped entries to Parkside



Parkside Revitalization Plan

- Policies under Objective 2
 - Create Complete Streets standards for rebuilt or reconstructed streets
 - Work with public and private entities to maintain streetscape improvements
 - Explore options for a transit system



Parkside Revitalization Plan

- How does it get implemented?
 - Plan policies
 - Land development regulations
 - Other County activity
 - Other private activity
- Parkside Development Code
 - Directly implement certain PReP policies in the land development regulations



Revitalizing Neighborhoods

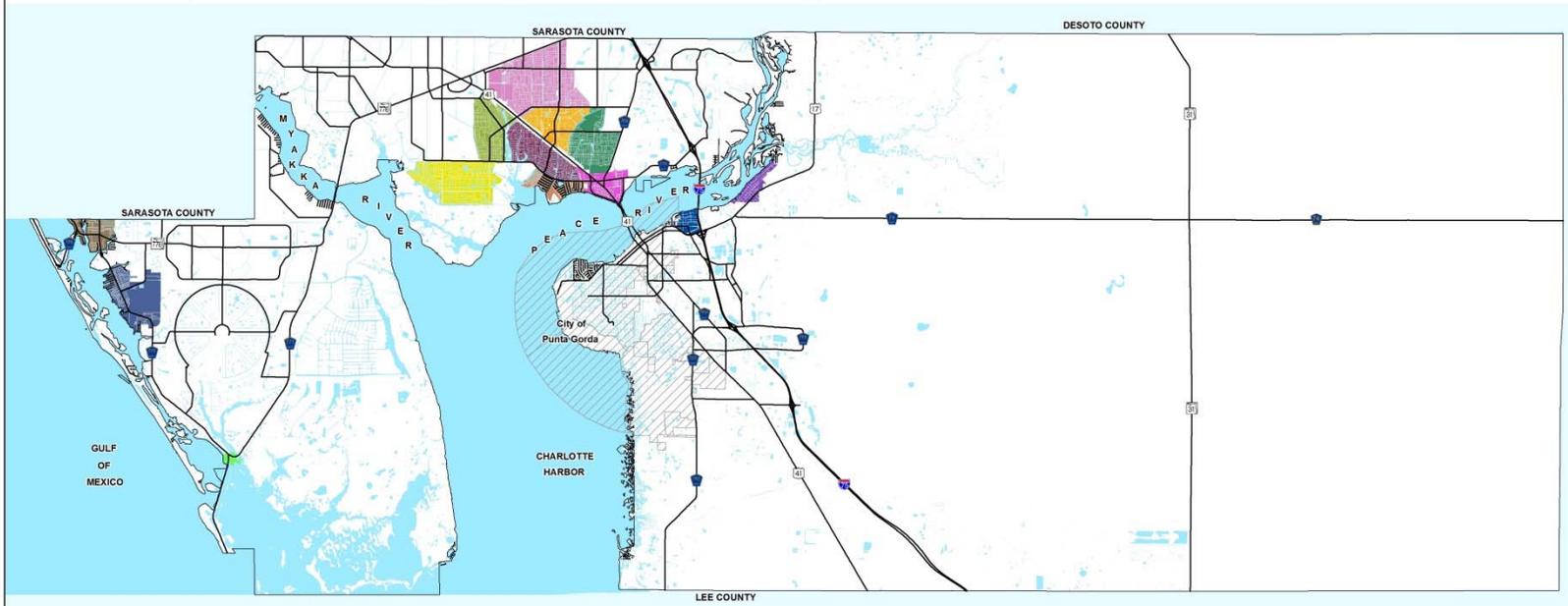


CHARLOTTE COUNTY Future Land Use Map Series Map #6: Revitalizing Neighborhood Planning Areas

Charlotte County Government

"To exceed expectations in the delivery of public services."

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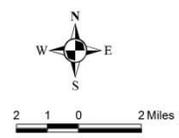
Stateplane Projection
Datum: NAD83
Units: Feet

Source: Community Development

Metadata available upon request

Until the County begins Revitalization Planning for these identified areas, Planning Area boundaries are to be considered representations of the areas and may change.

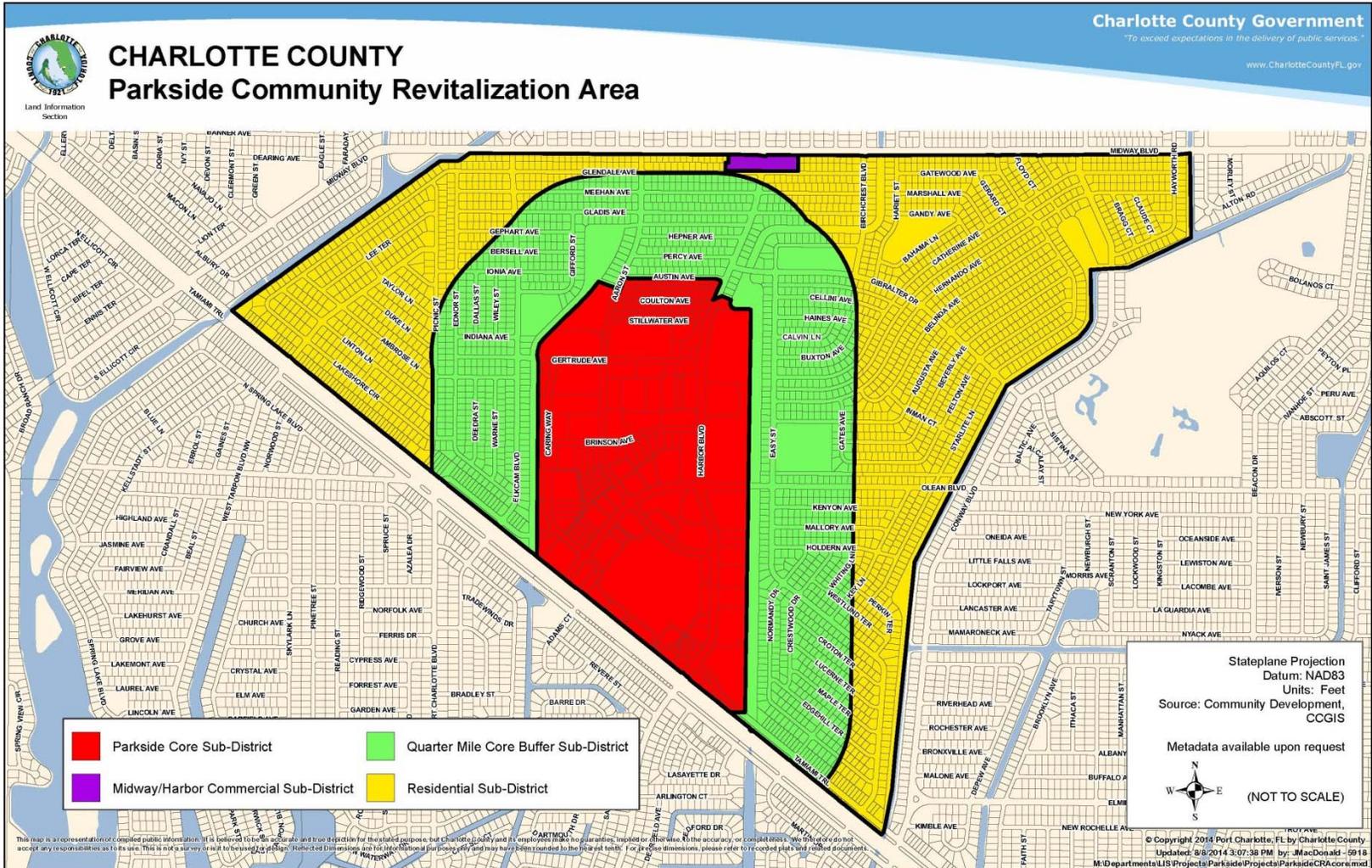
- | West County | | Mid County | | South County | |
|-------------|---|---|-----------|--------------|--|
| Englewood | Edgewater South- Alligator Bay West | Midway North - US 41 East | Cleveland | Solona | |
| Grove City | Westspring Lake West - Pellam Waterway East | Parkside | | | |
| Placida | Westspring Lake East - US 41 West | Fordham Waterway East - US 41 Northeast | | | |
| | Edgewater South- Alligator Bay East | Charlotte Harbor Community | | | |



This map is a representation of compiled public information. It is believed to be an accurate and true depiction for the stated purpose, but Charlotte County and its employees make no guarantees, implied or otherwise, to the accuracy, or completeness. We therefore do not accept any responsibilities as to its use. This is not a survey or is it to be used for design. Reflected Dimensions are for Informational purposes only and may have been rounded to the nearest tenth. For precise dimensions, please refer to recorded plats and related documents.



Parkside





Parkside Development Code

- Encourage creative and progressive land use concepts, including mixed use, in the Core
- Provide the opportunity for low-intensity commercial development at the Harbor/Midway intersection
- Allow the use of Revitalizing Area Planning Incentive Density for innovative housing redevelopment
- Allow non-conforming uses to be considered conforming under any new land development regulations



Parkside Development Code

- Encourage creative and progressive land use concepts, including mixed use, in the Core
 - Allow rezoning to Mixed Use in the Core sub-district
 - What form of mixed use?
 - Mixed use building vs. mixed use site
 - Any minimum site size?
 - Any encouraged or discouraged uses?
 - Any other different land use techniques?



Parkside Development Code





Parkside Development Code

- Provide the opportunity for low-intensity commercial development at the Harbor/Midway intersection
 - Only allow rezoning to Office, Medical and Institutional or Commercial Neighborhood
 - Limit adverse impacts on surrounding residential uses
 - Enhanced landscaping?
 - Design standards that resemble residential structures?
 - Discourage certain uses?



Parkside Development Code



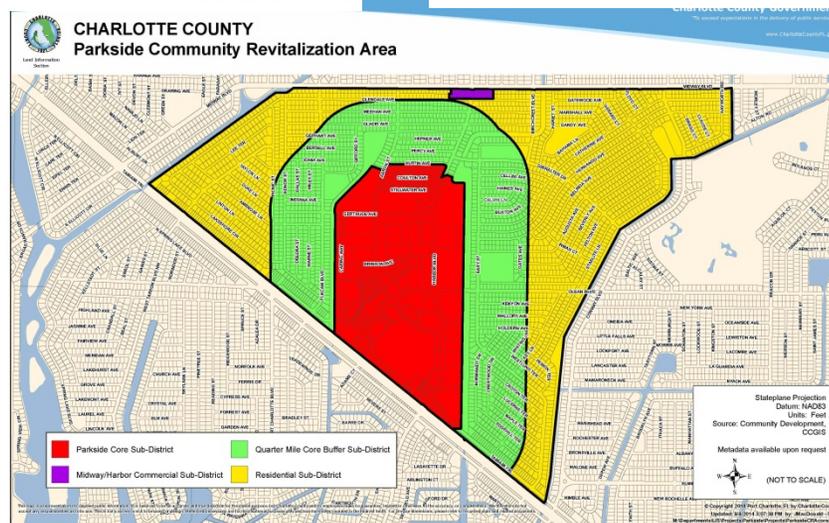
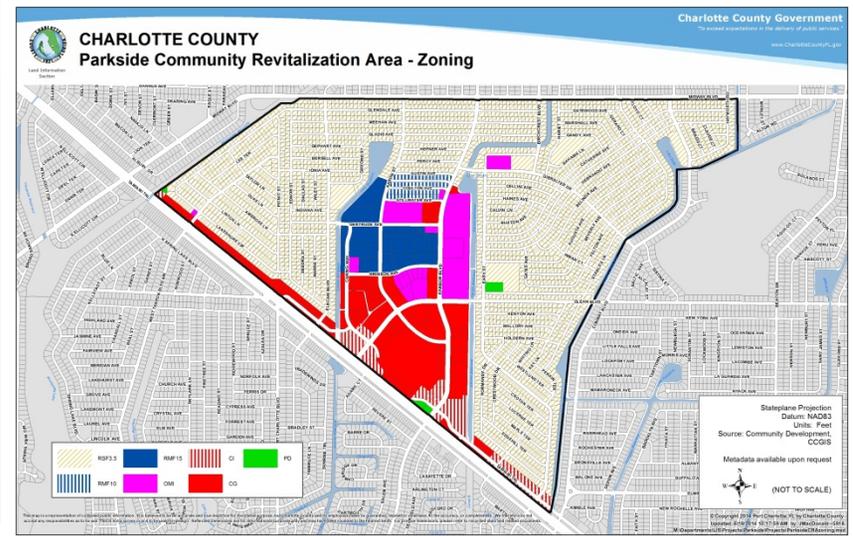
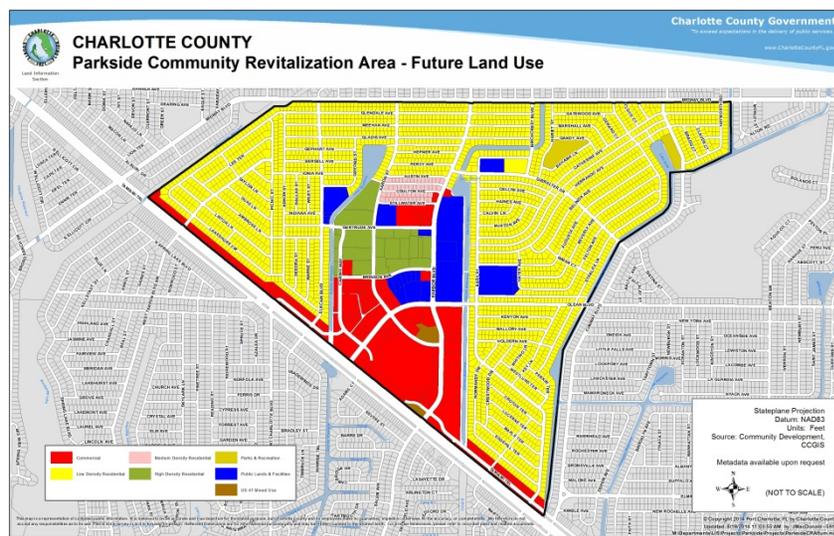


Parkside Development Code

- Allow the use of Revitalizing Area Planning Incentive Density for innovative housing redevelopment
 - What areas?
 - Core area for mixed use development
 - Quarter-mile core buffer for multi-family development
 - How does a site qualify?
 - Size?
 - Uses?
 - Other improvements?



Parkside Development Code





Parkside Development Code

- Allow non-conforming uses to be considered conforming under any new land development regulations
 - Similar language exists in the U.S. 41 Zoning Overlay: “The existing single-family residences shall be considered legally conforming uses as the date of the adoption of the overlay code”



Next Steps

- Homework
 - Think about these situations
 - Develop ideas for the PReP and Development Code
 - Bring them back to the next meeting
- Next meeting
 - Wednesday, September 10 (two weeks)



QUESTIONS?

Matt Trepal

764-4934

Matthew.Trepal@CharlotteFL.com