



DRAFT Parkside Revitalization Plan (PReP)

Parkside Public Meeting

November 15, 2012

Charlotte County

Community Development Department



Next Meeting

- Thursday, December 6, 2012, 5:30 p.m. to 8:30 p.m., at the Cultural Center - Centennial Hall.
 - The purpose of the meeting is to solicit public input.



Citizen's Master Plan

- BCC approved CRA
 - Sept. 21, 2010
- Adopted Citizen's Master Plan
 - Aug. 16, 2011
 - Established vision





Parkside Vision

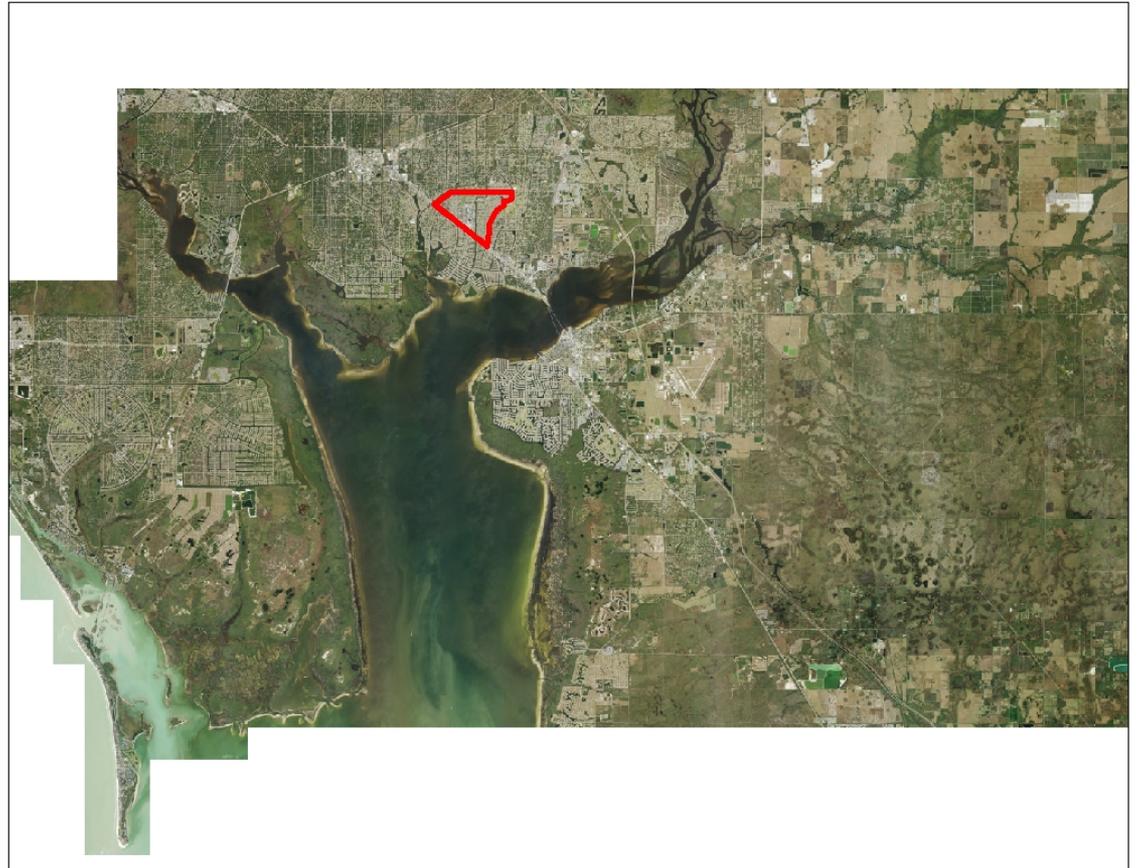
- Promoting active, healthy living throughout all of life's stages.
- Promoting a sense of community and a great place to live, work and play.



Parkside Opportunities

➤ Opportunity #1

- Central location in Charlotte County
- Accessible by U.S. 41





Parkside Opportunities

➤ Opportunity #2

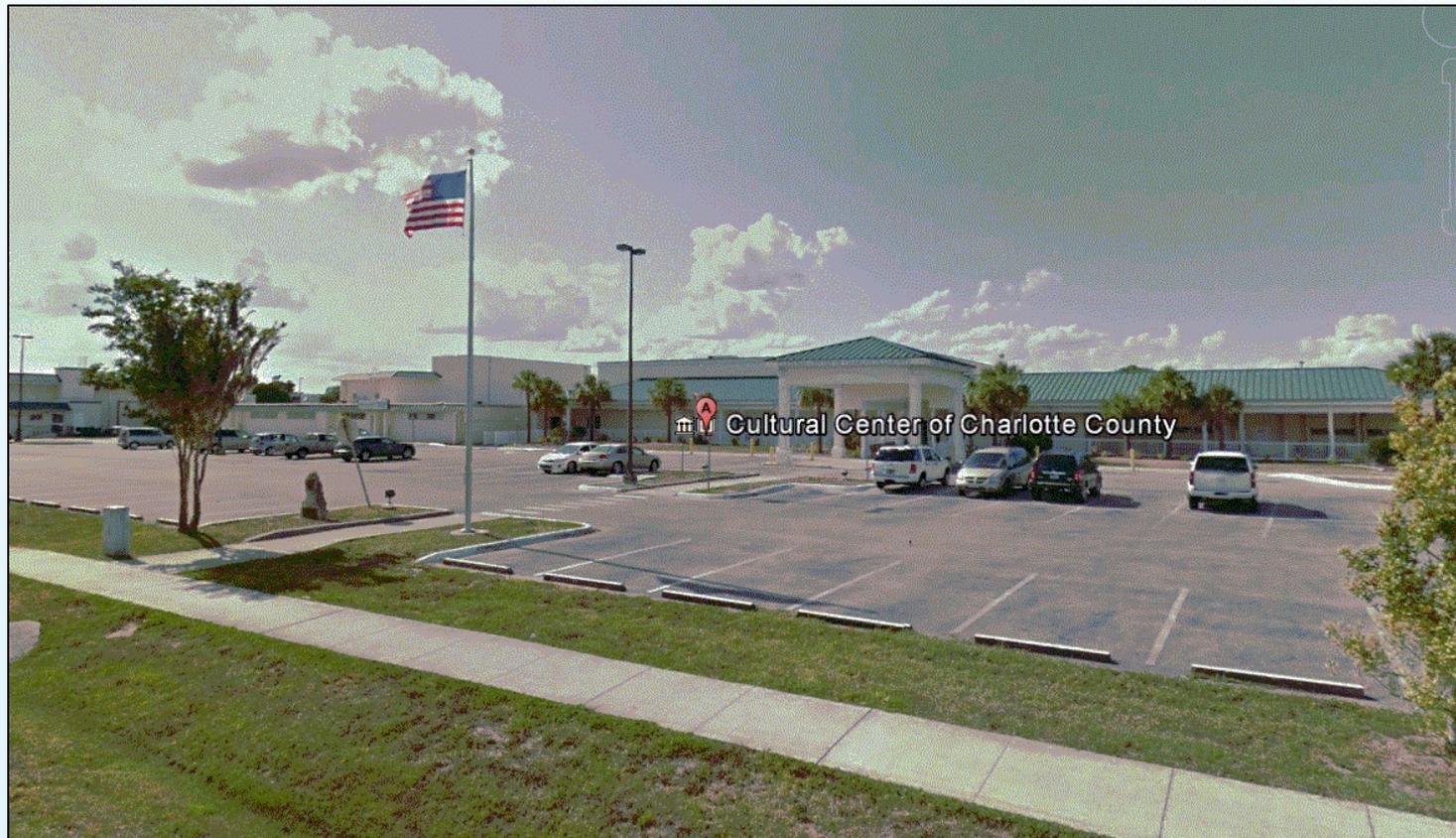
- Medical needs and job opportunities





Parkside Opportunities

- Opportunity #3
 - Cultural Center





Parkside Opportunities

- Opportunity #4
 - Parks





Parkside Challenges

➤ Challenge #1

- Aging commercial structures
- Aging, poorly maintained residential structures





Parkside Challenges

➤ Challenge #2

- Nonconforming multifamily residential uses





Parkside Challenges

➤ Challenge #3

- Auto-oriented without bike lanes
- Incomplete sidewalk network





PREP GOPs

- Goal, Objectives and Policies

- **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.



PRReP GOPs

- Goal, Objectives and Policies

- **Objective 1.1: Parkside Sustainability**

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



PreP Policies

- Encourage mix of uses (Policy 1.1.1)





PreP Policies

- Low intensity commercial & professional office uses (Policy 1.1.2)





PReP Policies

- Cultural Center redevelopment (Policy 1.1.3)

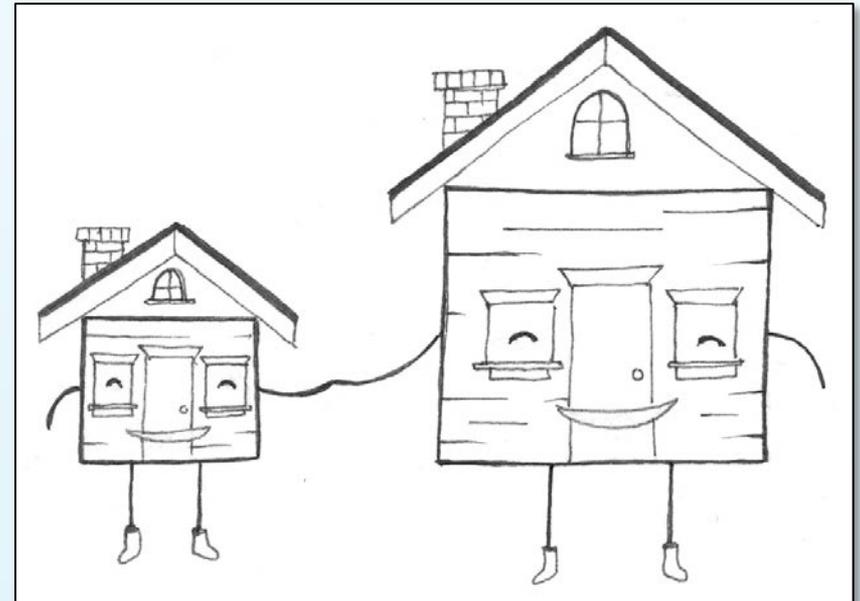




PreP Policies

➤ Aging in Place

- Townhouses, Co-housing & Accessory Dwelling Units

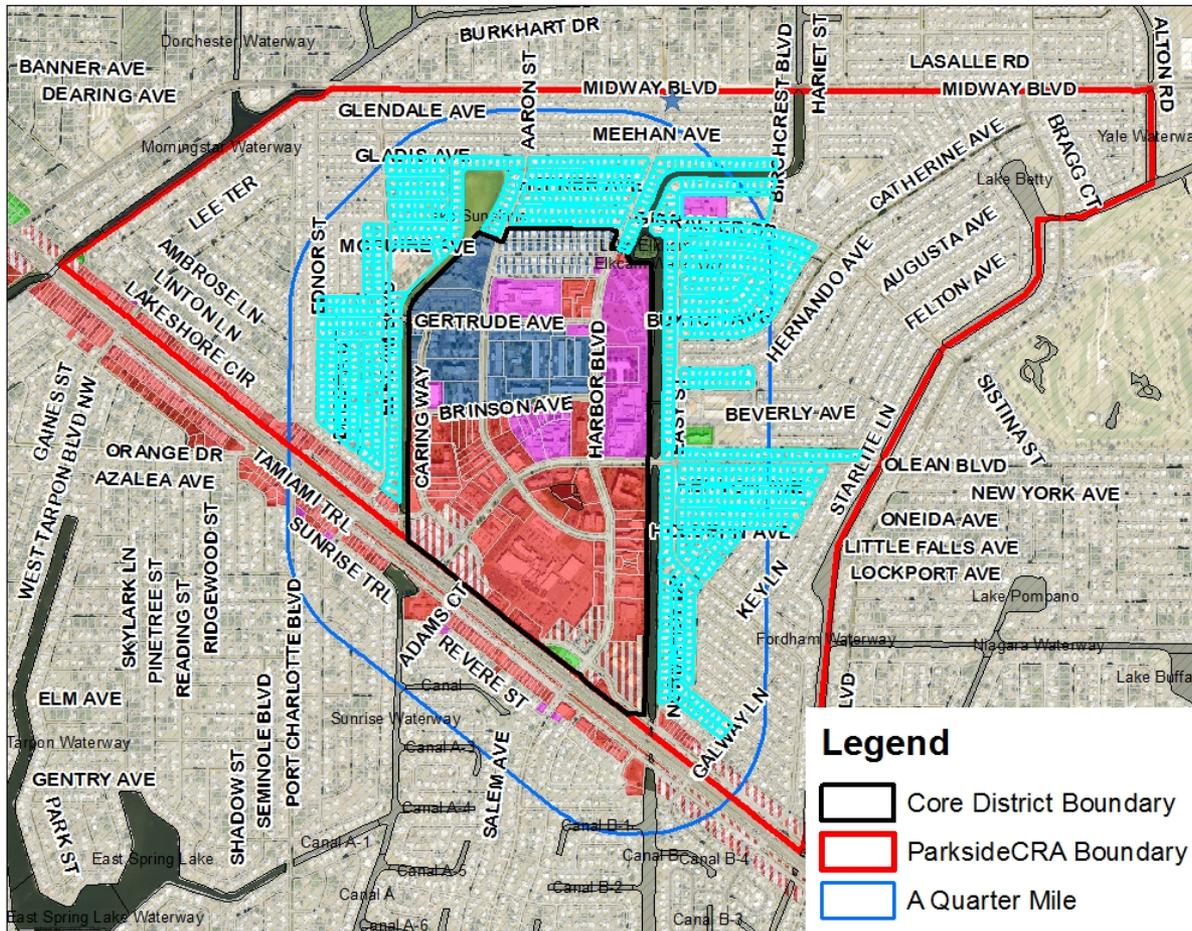






PreP Policies

➤ Policies 1.1.4, 1.1.5, & 1.1.7





PreP Policies

➤ Policy 1.1.6: RAPID Usage

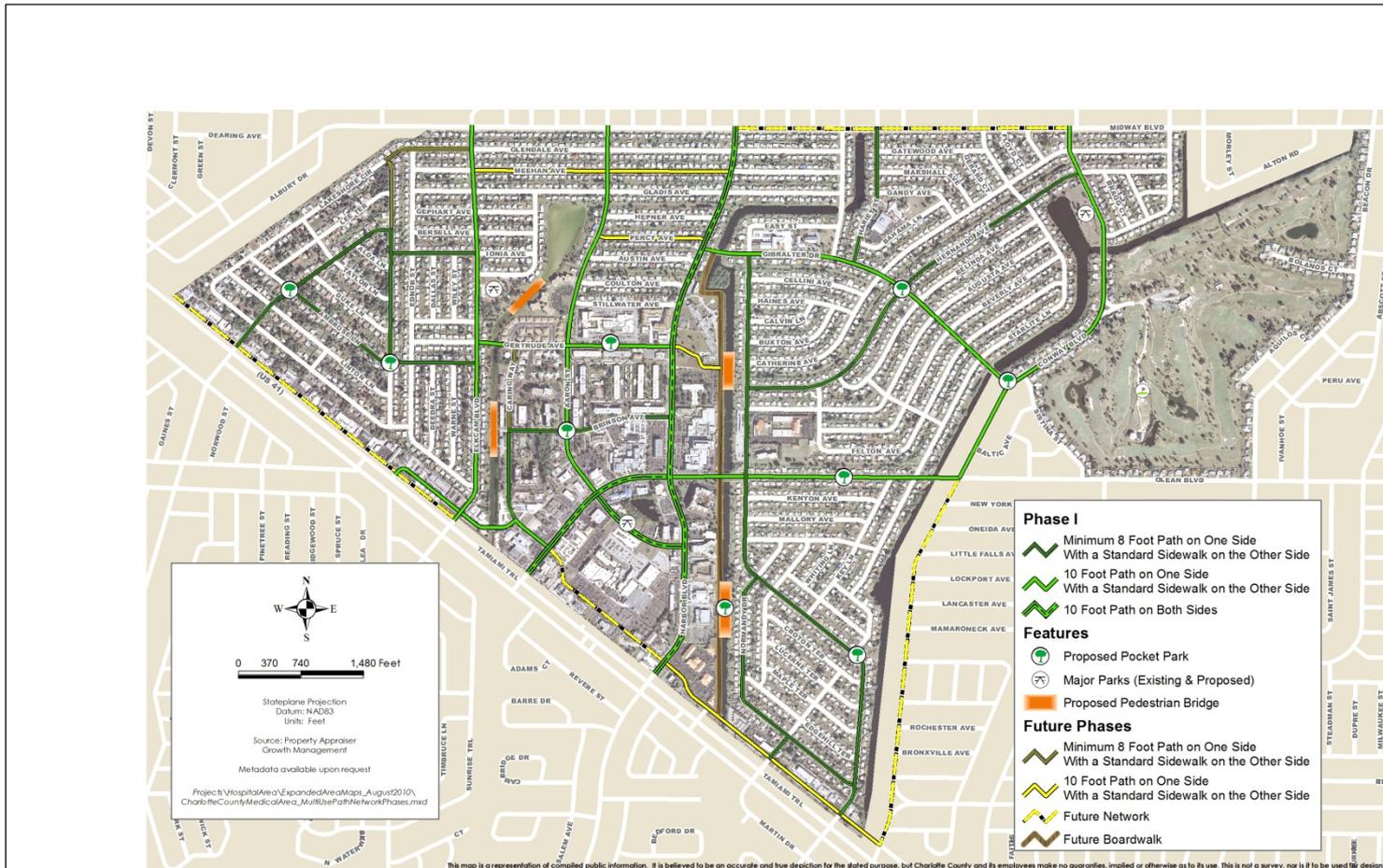
FLU Policy 1.2.15: Revitalizing Neighborhoods Incentive Density

FLUM Series Map #2: 2050 Framework illustrates those lands within the County that are now designated as Managed Neighborhoods. FLU Policy 4.5.1, #3, states that no increases of density or intensity are allowed in these Neighborhoods. By removing the ability of these lands to increase in density, the County has removed 13,092 units of potential density from underneath the Future Land Use Map. The County shall hold this potential density, to be known as **Revitalizing Area Plan Incentive Density (RAPID)**, and utilize it to incentivize redevelopment efforts consistent with FLU Policy 4.2.1. For all Revitalization Neighborhoods with plans created and adopted consistent with FLU 4.2.1, all density increases above base density shall be granted by the County through utilization of the RAPID from Managed Neighborhoods. The County shall maintain a record of all density transferred into Revitalizing Neighborhoods under this policy, which shall be no greater than the total amount of RAPID.



PReP Policies

➤ Recreational Needs: Policy 1.1.8





PReP GOPs

- Goal, Objectives and Policies

- **Objective 1.2: Parkside
Neighborhood Identity and Safety**

To guide the future development and redevelopment of the Parkside Community Redevelopment Area to promote:

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



PRReP Policies

- Residential appearance: Policies 1.2.1, 1.2.2, 1,2,3, & 1.2.4
- Investigate a rental property management ordinance
- Support renovation of original Mackle Bros. homes
- Increase code enforcement
- Enhance street landscaping



PreP Policies

- Complete Streets & Transit options
(Policies 1.2.4, 1.2.5, 1.2.6 & 1.2.7)

