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## FLU APPENDIX IV: REVITALIZATION PLANS

### Charlotte Harbor Community Revitalization Plan

#### **FLU App IV Goal 1: Revitalization of the Charlotte Harbor Community (CHC)**

Establish an integrated strategy that promotes positive forms of new development and redevelopment; identifies and includes the completion and upgrade of infrastructure to meet current standards; rewards the creation and retention of value-added jobs; attracts targeted businesses; increases the non-residential tax-base; enhances and preserves existing residential neighborhoods; enhances the aesthetic appearance of the community; and fosters a diverse employment base within the Charlotte Harbor Community (CHC).

#### **FLU App IV Objective 1.1: CHC Inclusive Policies**

To provide general processes, standards, and guidelines applicable throughout the community.

##### **FLU App IV Policy 1.1.1: Leveraging Funds within the CHC**

The County shall utilize TIF funds, grants, public-private partnerships, private contributions, and other funding opportunities to provide for infrastructure improvements, corridor beautification, and the development of other projects identified in the Charlotte Harbor CRA Redevelopment Plan to improve the quality of life and eliminate the blighted conditions identified in the community.

##### **FLU App IV Policy 1.1.2: CHC Land Acquisition**

The County shall develop any land acquisition sites as parks or use them to implement redevelopment projects identified in the Charlotte Harbor CRA Redevelopment Plan.

##### **FLU App IV Policy 1.1.3: Bayshore Live Oak Park**

The County shall employ Bayshore Live Oak Park as a community focal point to promote community spirit and pride in the CHC.

##### **FLU App IV Policy 1.1.4: Pedestrian- and Bicycle-Friendly Development in the CHC**

The County shall create a recreational trail incentive program to utilize the CHC's proximity to the riverfront and tidal creeks, and shall link this trail system to the Sidewalk Master Plan to access internal locations within the community. Private development shall be encouraged to contribute to this trail system and the Sidewalk Master Plan.

##### **FLU App IV Policy 1.1.5: Collaboration for Revitalization in the CHC**

The County shall work together with the Punta Gorda Community Redevelopment Agency, other agencies, and non-profits to coordinate and promote events that offer mutual exposure and benefit.

##### **FLU App IV Policy 1.1.6: CHC Petition Review**

The Charlotte Harbor Community Redevelopment Agency Advisory Committee (CHCRAAC) shall review petitions regarding comprehensive plan amendments, rezonings, special exceptions, and variances for consistency with this Plan, the Charlotte Harbor Community Development Code, and Charlotte County Code of Laws and

Ordinances, and will issue a recommendation to the Planning and Zoning Board and Board of County Commissioners or Board of Zoning Appeals, as applicable.

**FLU App IV Policy 1.1.7: CHC Prohibited Land Use**

The County shall prohibit the installation of manufactured homes (HUD approved) within the Charlotte Harbor Community Redevelopment Area (CHCRA).

**FLU App IV Policy 1.1.8: CHC Non-conforming Residential Lots**

The County shall allow single-family lots platted at greater than the allowed density to be developed with one single-family dwelling unit per platted lot. This policy only applies to lots platted in legal conformance with the zoning district requirements at the time the plat was approved.

**FLU App IV Policy 1.1.9: CHC Density Calculation**

In cases where a fraction of a dwelling unit exists and that fraction is greater than 0.50, the County shall round that number up the nearest whole number.

**FLU App IV Policy 1.1.10: CHC Concurrency**

All development and redevelopment shall ensure that concurrency for all public infrastructure shall be maintained.

**FLU App IV Objective 1.2: CHC Riverwalk Sub-District**

To encourage a mix of residential, retail, and tourist-related uses that offers pedestrian-oriented public access along the Peace River shoreline for residents and tourists, enhances the connection to downtown Punta Gorda, and promotes the heritage of the area identified as the Riverwalk Sub-District on FLUM Series Map #26A: Charlotte Harbor Community Revitalizing Neighborhood.

**FLU App IV Policy 1.2.1: Height in the CHC Riverwalk**

The County shall allow developments within the Riverwalk Sub-District to increase height up to 90 feet if the development complies with specific performance standards, as established in the Charlotte Harbor Zoning Overlay District.

**FLU App IV Policy 1.2.2: Density Increases in the CHC Riverwalk**

The County will allocate Revitalizing Area Plan Incentive Density (RAPID) to properties within the Riverwalk Sub-District that follow the requirements outlined in the following policies in order to receive RAPID. A developer of a site may choose to purchase density and not be required to meet these requirements.

**FLU App IV Policy 1.2.3: CHC Riverwalk Density Caps**

The maximum density allowed within the Riverwalk Sub-District is 24 units per acre. The use of RAPID or purchased density does not allow a site to exceed the maximum allowed density.

**FLU App IV Policy 1.2.4: RAPID Restrictions in the CHC Riverwalk**

A developer is required to get final site plan approval within two years of being granted RAPID. Construction on the development shall begin within the first half of the third year after receiving the density. Site preparation and infrastructure improvements shall be substantially completed on the property by the end of the third year. If the permit expires

or the development is deemed abandoned by the County, the County shall consider the transfer of density to be voided. One year extensions to the deadline for use of the density may be granted by the Board of County Commissioners.

**FLU App IV Policy 1.2.5: CHC Riverwalk Enhancement Exchange – Required**

The following contribution is required from any developer utilizing RAPID.

1. Developers of waterfront property shall provide a 12-foot wide Riverwalk Easement, defined in the Charlotte Harbor Zoning Overlay District, for public access to the waterfront.
2. Developers of non-waterfront property shall augment the Charlotte Harbor CRA Sidewalk Master Plan by providing pedestrian connections from all commercial buildings on the lot to any future, or existing, sidewalk locations. Pedestrian connections will be built using the design standards described in the Trails and Wayfinding Project and to the County’s construction standards.

**FLU App IV Policy 1.2.6: CHC Riverwalk Enhancement Exchange - Options**

The following options are made available to a developer wishing to receive RAPID.

1. Size of a Development Site.
  - a. Development site size of up to 1.0 acres will result in four units per acre.
  - b. Development site size of 1.1 to 2.0 acres will result in eight units per acre.
  - c. Development site size of 2.1 to 4.0 acres will result in 12 units per acre.
  - d. Development site size of 4.1 to 9.0 acres will result in 16 units per acre.
  - e. Development site size of over 9.0 acres will result in 24 units per acre.
2. Construct a commercial and residential mixed-use development with at least one commercial use allowing open public access, such as experienced with a restaurant or retail establishment. This amenity will result in six units per acre. If the commercial use ceases to allow open public access, the owner is required to pay the County fair market value for the density received.
3. Pledge to incorporate certified energy efficiency and other green building measures. The development would be entitled to receive the following bonuses:
  - a. LEED Silver Certification will result in three units per acre.
  - b. LEED Gold Certification will result in four units per acre.
  - c. LEED Platinum Certification will result in six units per acre.
  - d. Florida Green Building Certification will result in three units per acre.
  - e. Green Globes Certification will result in three units per acre.

If the certification is not attained within two years of a first Certificate of Occupancy (CO) being received, the owner is required to pay the County fair market value for the density received.
4. Pledge to incorporate non-certified energy efficiency and other green building measures. This may not be used in conjunction with item #3 above unless the following items are not part of green building certification of the development.
  - a. Rain gardens or other Low Impact Development strategies and practices for stormwater treatment shall result in two units per acre.
  - b. Alternative energy sources that power at least 50 percent of the energy needs of the building shall result in two units per acre.

If the item has not been incorporated by the time a first CO has been received, the owner is required to pay the County fair market value for the density received.
5. Parking agreement with the County to provide parking above what is required by their development that will be useable by citizens wanting to access public spaces

and attend festivals and other events. This option shall result in two units per acre. If the item has not been incorporated by the time a first CO has been received, the owner is required to pay the County fair market value for the density received.

**FLU App IV Objective 1.3: CHC U.S. 41 Gateway Sub-District**

To encourage a mix of residential, office, and commercial uses along the U.S. 41 corridor in the area identified as the U.S. 41 Gateway Sub-District on FLUM Series Map #26A: Charlotte Harbor Community Revitalizing Neighborhood.

**FLU App Policy 1.3.1: Height in the U.S. 41 Gateway Sub-District**

The County shall allow developments within the U.S. 41 Gateway Sub-District to increase height up to 90 feet if the development complies with specific performance standards, as established in the Charlotte Harbor Zoning Overlay District.

**FLU App IV Objective 1.4: CHC Neighborhood Business Residential Sub-District**

To promote a mix of residential and neighborhood-friendly commercial uses in the area identified as the Neighborhood Business Residential Sub-District on FLUM Series Map #26A: Charlotte Harbor Community Revitalization Area. The commercial uses are encouraged to provide pedestrian-oriented amenities.

**FLU App IV Policy 1.4.1: Density Increase in the CHC NBR**

The County will allocate RAPID to properties within the NBR Sub-District that follow the requirements outlined in the following policies in order to receive RAPID. A developer of a site may choose to purchase density and not be required to meet these requirements.

**FLU App IV Policy 1.4.2: CHC NBR Density Caps**

The maximum density allowed within the Neighborhood Business Residential Sub-District is ten units per acre. The use of RAPID or purchased density does not allow a developer to exceed the maximum allowed density.

**FLU App IV Policy 1.4.3: RAPID Restrictions in the CHC NBR**

A developer is required to get final site plan approval within two years of being granted RAPID. Construction on the development shall begin within the first half of the third year after receiving the density and site preparation and infrastructure improvements shall be substantially completed on the property by the end of the third year. If the permit expires or the development is deemed abandoned by the County, the County shall consider the transfer of density to be voided. One year extensions to the deadline for use of the density may be granted by the Board of County Commissioners.

**FLU App IV Policy 1.4.4: CHC NBR Enhancement Exchange - Options**

The following options are made available to a developer wishing to receive RAPID.

1. Contribute to the development of the Charlotte Harbor CRA Sidewalk Master Plan by constructing sidewalk and installing street lights along the local roads which provide access to the development site. If sidewalks already exist, or if the developer does not wish to construct the sidewalk, the developer may contribute the equivalent funds to the Charlotte Harbor Enhancement Fund, which will be used to fund construction of a Trails and Wayfinding Project. This will result in four units per acre. If the pedestrian amenities are not completed or funds are not

deposited at the same time a first CO is issued, the owner is required to pay the County fair market value for the density received.

2. Construct a commercial and residential mixed-use development with at least one commercial use allowing open public access, such as experienced with a restaurant or retail establishment. This amenity will result in six units per acre. If the commercial use ceases to allow open public access, the owner is required to pay the County fair market value for the density received.
3. Pledge to incorporate certified energy efficiency and other green building measures. The development would be entitled to receive the following bonuses:
  - a. LEED Silver Certification will result in three units per acre; or
  - b. LEED Gold Certification will result in four units per acre; or
  - c. LEED Platinum Certification will result in six units per acre; or
  - d. Florida Green Building Certification will result in three units per acre; or
  - e. Green Globes Certification will result in three units per acre.

If the certification is not attained within two years of a first CO being received, the owner is required to pay the County fair market value for the density received.

4. Pledge to incorporate non-certified energy efficiency and other green building measures. This may not be used in conjunction with item #3 above unless the following items are not part of green building certification of the development.
  - a. Rain gardens or other Low Impact Development strategies and practices for stormwater treatment shall result in two units per acre.
  - b. Alternative energy sources that power at least 50 percent of the energy needs of the building shall result in two units per acre.

If the item has not been incorporated by the time a first CO has been received, the owner is required to pay the County fair market value for the density received.

5. Parking agreement with the County to provide parking above what is required by their development that will be useable by citizens wanting to access public spaces and attend festivals and other events. This shall result in two units per acre. If the item has not been incorporated by the time a first CO has been received, the owner is required to pay the County fair market value for the density received.