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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 Advisory Committee Review**

The Charlotte Harbor Community Redevelopment Agency Advisory Committee (CHCRAAC) shall review proposed amendments to this Plan, to the Charlotte Harbor Community Development Code contained within the Charlotte County Code of Laws and Ordinances, and to the Charlotte Harbor Community Redevelopment Plan, and will issue

a recommendation to the Planning and Zoning Board, Board of County Commissioners, and Charlotte Harbor Community Redevelopment Agency, 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 Incentive Density to properties within the Riverwalk Sub-District that follow the requirements outlined in the following policies in order to receive such density. 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 Incentive Density or purchased density does not allow a site to exceed the maximum allowed density.

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

A developer is required to get final site plan approval within two years of being granted Incentive Density. 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 Incentive Density.

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 Incentive Density.

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 Incentive Density to properties within the NBR Sub-District that follow the requirements outlined in the following policies in order to receive such density. 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 Incentive Density or purchased density does not allow a developer to exceed the maximum allowed density.

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

A developer is required to get final site plan approval within two years of being granted Incentive Density. 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 Incentive Density.

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.

## **Parkside Community Revitalization Plan**

### **FLU App IV Goal 2: 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.**

#### **FLU App IV Objective 2.1: Parkside Development**

To guide the future development and redevelopment of Parkside as identified on Future Land Use Series Map #26 and Map #26B to promote a functional mix of residential and non-residential uses in the neighborhood that allows all ages to live, work, and play.

**FLU App IV Policy 2.1.1: Promote Parkside Core Redevelopment**

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

**FLU App IV Policy 2.1.2: Incentivize Housing Redevelopment**

The County shall offer incentives for housing redevelopment, using incentive density established in FLU Policy 1.2.16: Incentive Density, in order to encourage redevelopment and provide a variety of housing types.

**FLU App IV Policy 2.1.3: Density Increases in the Parkside Core**

The County may allocate incentive density within the Parkside Core sub-district according to the following standards:

1. Development site size of up to 2.0 acres will result in 15 units per acre.
2. Development site size of greater than 2.0 acres will result in 30 units per acre.

**FLU App IV Policy 2.1.4: Density Increase in the Parkside Neighborhood**

The County may allocate incentive density within the Parkside Neighborhood sub-district. A development site of 5.0 acres or greater will result in 15 units per acre.

**FLU App IV Policy 2.1.5: Density Limitations**

The maximum density allowed within Parkside shall not exceed 30 units per acre in the Parkside Core sub-district, or 15 units per acre in the Parkside Neighborhood sub-district. The use of incentive density or purchased density does not allow a site to exceed the maximum density by its FLUM designation and zoning.

**FLU App IV Policy 2.1.6: Incentive Density Restrictions**

A developer is required to get final site plan approval within two years of being granted incentive density. 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 2.1.7: Address Non-Conformities**

The County shall explore solutions that allow existing non-conforming multi-family residential uses to be conforming, including the creation of appropriate land development regulations.

**FLU App IV Objective 2.2: Parkside Identity**

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

**FLU App IV Policy 2.2.1: Enhanced Code Enforcement**

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

**FLU App IV Policy 2.2.2: 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.

**FLU App IV Policy 2.2.3: 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.

**FLU App IV Policy 2.2.4: 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.

**FLU App IV Objective 2.3: Parkside Connections**

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.

**FLU App IV Policy 2.3.1: Transit**

The County shall work with the Charlotte County/Punta Gorda Metropolitan Planning Organization (MPO) or appropriate state agencies to explore the options for a transit system that serves Parkside.

**FLUM App IV Policy 2.3.2: 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.

**FLUM App IV Policy 2.3.3: Alternative Transportation**

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

**FLUM App IV Policy 2.3.4: Bridge Connections**

The County shall explore constructing multi-use bridges across Elkcam Waterway and Sunshine Waterway to better connect the sections of Parkside together. These bridges shall be placed consistent with FLU App IV Policy 2.3.2: Trail System.