



Parkside

Community Redevelopment Agency

2016 Annual Report



PARKSIDE VISION: A HEALTHY PLACE



- ✓ Celebrates and promotes active, healthy living throughout all of life's stages.
- ✓ Promotes a sense of community and celebration.
- ✓ Creates a great destination; a great place to live, work and play.

Parkside Community Redevelopment Agency

- Commissioner Bill Truex, Chair
- Commissioner Chris Constance, Vice Chair
- Commissioner Stephen R. Deutsch
- Commissioner Ken Doherty
- Commissioner Joseph Tiseo

Staff

Ray Sandrock, Executive Director
 Debrah Forester, Redevelopment Manager
 Matt Trepal, Principal Planner Community Development
 Josh Moyer, Assistant County Attorney

2016 Accomplishments

- West Tarpon/Ambrose Multi-use Pathway and Street Lighting Project under construction.
- Gertrude and Aaron Multi-use Trail Project - 90% design completed.
- Harbor Boulevard - 100% design plans completed.
- McGuire Park renovations under design to include Phase 1 and Phase 2 of the signature splash pad.
- Elkcarn Phase 2 is under-design and completed Phase 1 improvements will be maintained by the County for consistency.
- Olean Boulevard roadway design alternative selected on May 24, 2016. Full design is anticipated to begin in mid-2017.
- Sunday Fun Day Event — a joint venture with the new owner of the Promenade Mall, Charlotte County Arts and Humanities, Team Parkside, and the business community activated the unused mall space for one day to create a “fun” family event.

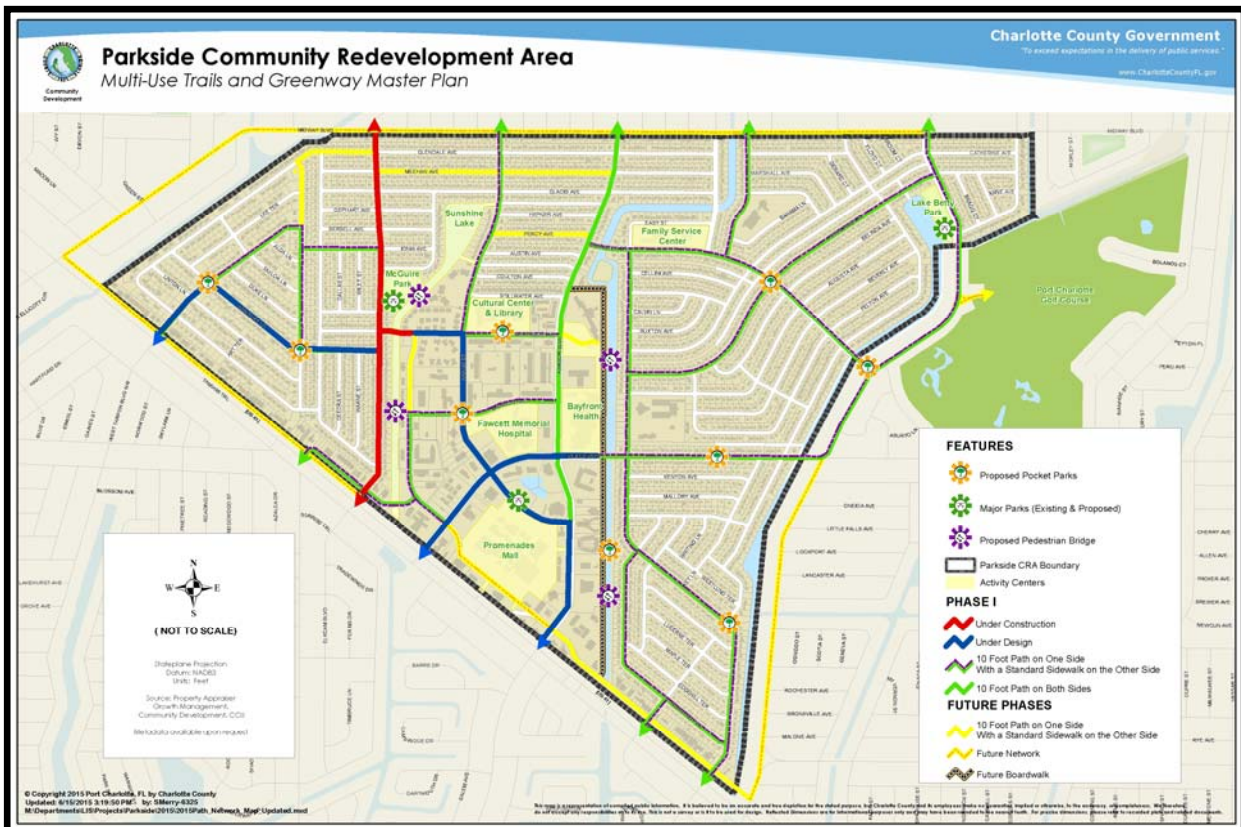
Parkside

COMMUNITY REDEVELOPMENT AGENCY

Citizens Master Plan:

The Redevelopment Plan was adopted in 2011 and it identifies the vision for Parkside to be a community that celebrates and promotes active, healthy living throughout all life stages. A great place to live, work, and play, as well as a destination for shopping and other attractions. The Plan includes seven community objectives: Safe and Attractive; Known for Great Public Spaces; Livable and Walkable; an Identifiable Destination; Urban in Character; Fostering Community; and Supporting Sustainable Economic Growth.

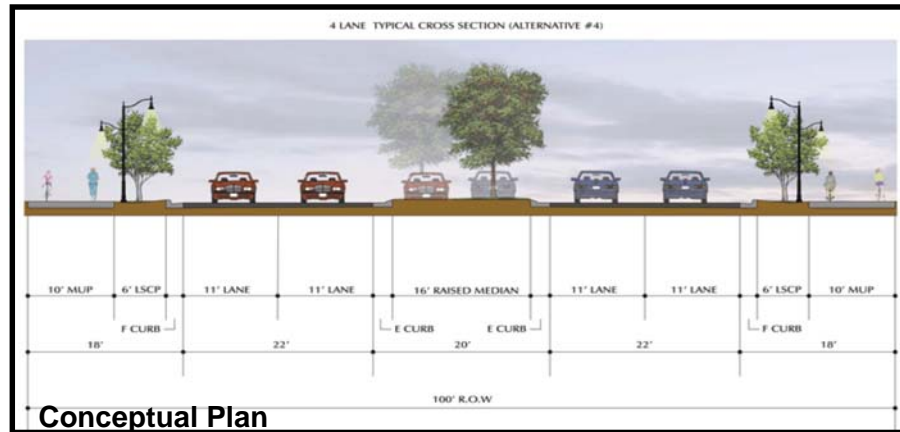
Since the adoption of the Plan, the CRA has focused its attention on implementation of the Multi-Use Trails and Greenway Plan. Charlotte County Utilities identified the western portion of Parkside as a potential priority area for its Renewal and Replacement Program of aged utility lines. The Parkside CRA is partnering with Charlotte County Utilities to coordinate the installation of multi-use trails along roadways being impacted by utility work, saving time and money.



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COMMUNITY REDEVELOPMENT AGENCY

Harbor Boulevard:



Harbor Boulevard is one of two major roadways serving the Parkside CRA. Due to its importance in providing access to the community, the CRA initiated the Harbor Boulevard Enhancement Project in 2013. Phase 1 of the project (US41 to Olean) will include a 10-foot multi-use path on both sides of the street, landscaping, pedestrian amenities, decorative streetlights and gateway features. In addition, Charlotte County Utilities will be replacing water and sewer lines. Power lines will be placed underground to allow for shade trees on both sides of the roadway. The Design plans are 90% completed and staff is finalizing easements. Construction is anticipated to begin in 2017.

Marketing and Promotions:



PARKSIDE CRA

Legend

- Proposed Public Parks
- Major Roadway (US Highway)
- Proposed Pedestrian Bridge
- Public Buildings
- Public Schools
- Public Libraries
- Public Health Centers
- Public Community Centers
- Public Recreation Centers
- Public Senior Centers
- Public Child Development Centers
- Public Child Care Centers
- Public Day Care Centers
- Public Child Welfare Centers
- Public Child Abuse Centers
- Public Child Abuse Prevention Centers
- Public Child Abuse Treatment Centers
- Public Child Abuse Prevention and Treatment Centers
- Public Child Abuse Prevention and Treatment Centers
- Public Child Abuse Prevention and Treatment Centers

Top Tamiami Opportunity

ROBUST POTENTIAL AT THE INTERSECTION OF HEALTHCARE, COMMERCIAL, AND LIFESTYLE ASSETS.

Situated at the heart of the Tamiami Trail, Parkside Community Redevelopment Area (CRA) promises to connect business and people in a naturally attractive setting that currently includes Sunshine Lake, three scenic waterways and two community parks. Here, in an established healthcare hub already home to two leading hospitals and multiple healthcare resources, your business will enjoy vigorous potential for immediate and long-term growth, nurtured and supported by the community's planned improvements. Fully realized, Parkside will offer an exceptional urban environment where pedestrian-friendly ease joins life-enhancing amenities. Parkside is a place where people will want to live, work, shop and play.

Parkside

COMMUNITY REDEVELOPMENT AGENCY

West Tarpon and Ambrose

Enhancements:

Charlotte County Utilities was scheduled to replace the sewer and water lines along West Tarpon Boulevard and Ambrose Lane. The Parkside CRA approved partnering with the Utilities Department to install sidewalks and conduit for future streetlights along these streets immediately following the completion of the utility work. Partnering with Charlotte County Utilities reduces costs to the CRA and allows further implementation of the Master Trails and Greenway Plan. The overall project is scheduled to be completed in mid-2017. The CRA and Team Parkside will work with existing homeowners along Ambrose to encourage landscape improvements.



Parkside

COMMUNITY REDEVELOPMENT AGENCY

Private Investment

Several key parcels are being redeveloped:

GT Hasse, LLC, owner of the gateway parcel at the corner of Harbor and US41, along with Creighton Companies, LLC and Banks Engineering worked with Team Parkside to develop a design of the a new 7-11 that would reflect the goals of the community to redevelop the site with a urban edge—closer to the street and enhanced architecture.

Charlotte Medical Plaza, LLC demolished an existing structure on the corner of Harbor Boulevard and Olean and began construction of the Parkside Memory Cottage. The facility is anticipated to open in 2017.

JLJPC, LLC purchased the Promenades Shopping Center, the retail anchor of Parkside in May 2015. The new owner is planning on renovating the site into a new Life Style Center to serve the needs of Port Charlotte. Concept Plans are developed for the site.

Fawcett Memorial Hospital announced plans for its \$30 million dollar expansion. Construction is anticipated to begin in mid-2017.

Parkside Memory Cottage



7-11 Under Construction



Promenades Concept Plan

PROMENADES
AT PARKSIDE

Parkside

COMMUNITY REDEVELOPMENT AGENCY

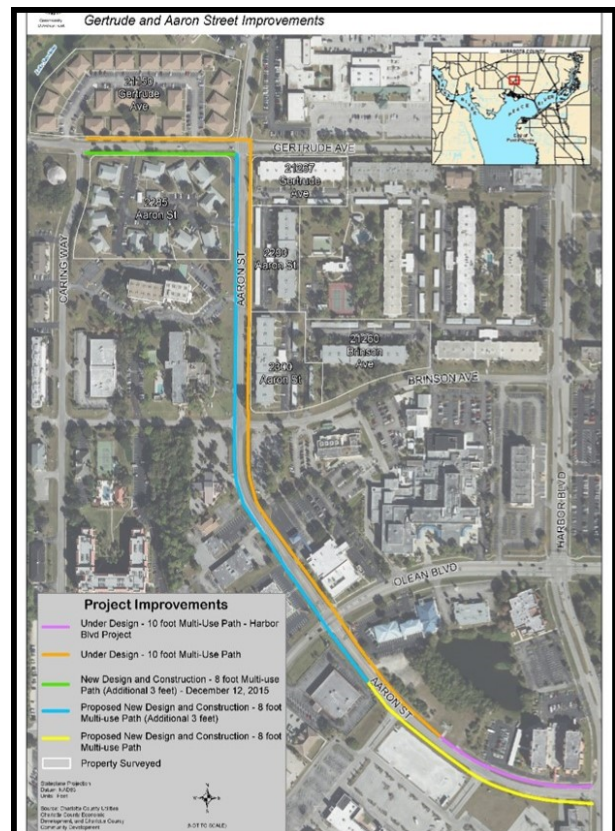
McGuire Park:

The design plans for the McGuire Park renovations began in 2015 with a series of public workshops. Final design plans for Phase 1 were completed in 2016 and include the signature splash pad. Other components include multi-use trail, playground, and improved landscaping. Improvements to McGuire Park are key to creating a sense of place and establishing Parkside as a destination for all ages.



Gertrude and Aaron Enhancement Project:

In April 2015, Charlotte County Utilities and Parkside CRA partnered to apply for a Community Development Block Grant (CDBG) for utility and sidewalk improvements along Gertrude Avenue and Aaron Street. The \$750,000 grant was awarded in October 2015. This project will connect Elkcam Boulevard with Harbor Boulevard further implementing the Multi-Use Trails and Greenway Plan, which will create a pedestrian pathway linking McGuire Park to the area hospitals. In addition to utility and sidewalk improvements, decorative streetlights will be installed. Construction is tentatively scheduled to begin in 2017.



Parkside

COMMUNITY REDEVELOPMENT AGENCY

In 2012 the Board of County Commissioners approved a \$9,000,000 loan to the Parkside CRA to initiate redevelopment projects to help encourage private investment. Examples of the private sector investing in the community are the Parkside Memory Cottage and the new 7-11 which worked with Team Parkside to design a facility to meet the goals of the community. Fawcett Memorial Hospital is scheduled to begin a \$30 million expansion project in 2017.



Residential Investments are Improving the housing stock.



2016/2017 Work Plan Financial Overview		
LOAN	\$	9,000,000
Completed Projects	Loan Allocated	GRANTS
Elkcam (West Side) Multi-Use Path	\$652,000	
Gertrude Railing Upgrade	\$50,730	
Code Enforcement Materials	\$5,000	
Under Design		
Harbor Blvd - US41 to Olean	\$4,236,750	
Undergrounding Utilities	\$570,908	
Wayfinding Program - Design	\$60,000	
Gertrude/Aaron MUP	\$1,259,195	\$375,000
Elkcam (West Side) Streetlight Design	\$18,000	
Elkcam (East Side) MUP Design	\$55,100	
Under Construction		
West Tarpon/Ambrose Sidewalk	\$720,000	
TOTAL	\$7,627,683	
Balance Unallocated	\$1,372,317	
Revenue		
2013 TIF	\$42,773	
2014 TIF	\$84,660	
2015 TIF	\$175,932	
2016 TIF	\$270,584	
TOTAL	\$573,949	

The Annual Financial Report and Audit are included in the Charlotte County Annual Report.

For more information, please visit our website: www.CharlotteCountyFL.gov/CRA/Parkside or telephone Debrah Forester, Redevelopment Manager, at 941-764-4943.



Today, development options are abundant, thanks to existing residential density and the strategic Tamiami Trail location ensuring visibility and access as well as high traffic counts.

Parkside CRA Snapshot

PARKSIDE PROFILE

- ◆ Two miles of US 41 (Tamiami Trail) frontage
- ◆ Annual average daily traffic:
 - ◇ Parkside CRA only - US 41: 52,000
 - ◇ Olean - US 41 to Kings Hwy: 7,000
 - ◇ Harbor - US 41 to Midway: 11,500
 - ◇ Midway - US 41 to Kings Hwy: 11,500
- ◆ 2010 mean household total personal income: \$79, 212 and rising

INCENTIVES FOR GROWTH

- ◆ \$13 million public investment in lake and infrastructure enhancements.
- ◆ CRA incentives available on a case-by-case basis.

POPULATION PLUS

- ◆ High traffic counts along Tamiami Trail
- ◆ Employment & population center for area
- ◆ Excellent population density
- ◆ Hospital employment over 1,600

LIFESTYLE ASSETS

- ◆ Cultural Center of Charlotte County
- ◆ Charlotte County Library
- ◆ Fawcett Memorial Hospital
- ◆ Bayfront Health Port Charlotte Family Services Center
- ◆ McGuire Park & Lake Betty Park
- ◆ Three waterways
- ◆ Multi-use greenbelt
- ◆ Sunshine Lake



Promenades Mall



Fawcett Memorial Hospital



Bayfront Health Port Charlotte

Let's talk!

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