



Hello
August

LIVE LOCAL ACT INCENTIVIZING DEVELOPMENT OF AFFORDABLE HOUSING TO GO INTO EFFECT SATURDAY (July 1, 2023)

The Live Local Act, which focuses on providing more affordable housing options to the local workforce across the state, goes into effect Saturday.

The legislation, created by state Senate President and Naples resident Kathleen Passidomo and signed into law by Gov. Ron DeSantis in March, allows multifamily and mixed-use residential development in commercial or mixed-use zones if at least 40% of residential units are designated for those making below 120% of the area's average median income. Development commitments must be made for at least 30 years.

Mixed-use residential projects can move forward if at least 65% of their total square footage is used for residential purposes. Additional zoning or land-use changes and associated public hearings by developers will no longer be required.

The act appropriates \$711 million for multiple housing programs through the Florida Housing and Finance Corp. This includes \$259 million for the State Apartment Incentive Loan program, which provides low interest loans to developers building workforce housing, and \$100 million to the Florida Hometown Heroes Housing Program, providing down payments and closing cost assistance to first-time home buyers for essential workers.

Nonprofits are benefitting from the act through property tax discounts if affordable housing is provided for 99 years.

The Live Local Act will be part of Florida Legislation for a decade, with a sunset date in 2033. Courtesy Samantha Roesler/*Gulfshore Business* 6/30/23

FDOT UPDATE

July 30, 2023

SR 777 River Road from I-75 to US 41

Construction project: Motorists can expect pond excavation near Venice Avenue and just north of Rambler's Rest RV Park on the northbound roadway and near West Villages Parkway on the southbound roadway. Embankment activities continue on the southbound roadway from US 41 to Stoney Creek Boulevard and curb and gutter is being installed at various areas on southbound roadway. Drainage and curb and gutter installation will also continue throughout the project. Signal and lighting work is also on-going throughout the project. Trucks will be crossing the road at various locations using intermittent flagging operations. Traffic has been shifted from Stoney Creek Boulevard to just south of I-75. Please pay attention to the signs. Courtesy FDOT

LOCALS REACT TO PARKSIDE VILLAGE AS NEW DOWNTOWN PORT CHARLOTTE DESTINATION

Charlotte County commissioners approved zoning changes to allow Parkside Village to become the downtown of Port Charlotte.

The project will include 791 apartments, 600 hotel rooms, and 500,000 square feet of commercial use.

Developers said the reason for the project is to try to bring back life to the area. Back in the 70s, they said this mall was the hangout spot and they want that atmosphere back for the new generations. Courtesy Jolena Esperto and Rachel Murphy/WINK News

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WEST PORT UPDATE

Closings, Rooftops and Residents Coming Fast

Sales pace for builder new homes in West Port continues to be very strong, particularly in light of continued FED interest rate hikes and average prices rising. In addition, with pandemic related labor and material shortages beginning to fade, builders are delivering more closed homes to buyers. Look for a wave of new rooftops and residents moving into Port Charlotte's premier master planned community.

As of June, builders have reported almost 600 sales in the four active villages at West Port. There have been 295 closings or about 50% of the potential homes in the pipeline now occupied. With the pace of construction improving, look for several hundred more occupied homes within the community by year end and beyond as Kolter Land continues to develop new phases and villages. Add to that several more households coming with new multi-family offerings. Two large apartment villages on the U.S. 41 side of West Port, Swiftwater by Kittle Properties and Springs by Continental Properties, are now starting to lease apartment homes. Also townhomes are now leasing in the Landings village along S.R. 776.

This all adds up to an emerging major submarket for Port Charlotte that will need more retail and commercial services along its 41 and 776 frontages where Corr is actively marketing sites for Kolter Land. Learn more at <https://westportcharlotte.com>. Courtesy Jim Doyle/Red Dot Marketing

DANGEROUS HEAT WAVES WILL HIT THE SOUTHWEST AND FLORIDA OVER THE NEXT WEEK

On Saturday, all of South Florida — from Naples to Miami to Fort Lauderdale — was under a heat advisory.

The region's heat index, [which indicates what the temperature feels like](#), ranged from 105 to 109 degrees on Saturday afternoon, the [NWS](#) said. Health experts deem a heat index above 103 degrees as dangerous.

The safest bet is to stay indoors in air-conditioning as much as possible while the heat wave rides out. If your home does not have air conditioning, go to the shopping mall or public library. You can also check your local health department to see if there are any cooling shelters near you.

Also, check in on your older relatives and neighbors as older adults tend to be most at risk for heat exposure. Children, people with disabilities and those who work outside also tend to be at greater risk. Courtesy Juliana Kim/[NPR](#)

3,100 – HOME TOLEDO VILLAGE ADVANCING THROUGH NORTH PORT APPROVAL PROCESS

Toledo Village, a proposed new 3,100-home residential community on Toledo Blade Boulevard a mile north of I-75, is inching its way to reality with last-minute revisions reflecting directives from North Port city commissioners for more commercial space and attainable entry-level housing. The commission, in June, finalized an index map and [pattern book](#) ordinances advancing the 2,086-acre village through the planning and approval process.

Developed by Tampa's Forestar Group, Toledo Village offers five neighborhoods with parks and 13 resident amenities centers, a golf and country club and two commercial village centers. One, a mixed-use hub fronting Toledo Blade, is earmarked for retail, dining, offices and civic spaces with multi-family housing. The second business site includes 5 acres in a 20-acre public park, envisioned for small-scale retailers, a daycare, an ice cream parlor, and a coffee shop.

Toledo Village is accessible from the Toledo Blade and Tropicaire Boulevard intersection, which is planned for traffic lights that could be installed as early as 2027, contingent on home sales. It also has an entry off Toledo Blade and will eventually connect through North Port Gardens.

The village model was adopted by North Port as a means of preventing urban sprawl by creating an orderly transition from rural to urban land uses and maintaining the natural characteristics of a property. Villages are intended to reduce reliance on personal vehicles by providing better jobs and housing opportunities close to work and home through a greater variety of land uses. As part of the approval process, index maps and village pattern books offer a general overview of planned development and required elements such as neighborhood, village and town centers, public use sites, proposed roads and green spaces.

Toledo Village's pattern plan is scheduled for planning and zoning review on July 20, with a presentation to the Commission on July 25 and Sept. 12. Courtesy Nanci Theoret/*Town Chronicle* (7/19/23). Link to Pattern Book Courtesy of City of North Port

Thought For The Day: "Prepare for the unknown by studying how others in the past have coped with the unforeseeable and the unpredictable."- [General George S. Patton](#)



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