

Charlotte County Community Redevelopment Agency

County staff and members of the CRAAC continue to meet with developers to assure that the Charlotte Harbor standards are understood and achieved as new development and redevelopment occurs in the area. To encourage monument-style signs in Charlotte Harbor, a sign grant program was established to provide a maximum of \$10,000 for new or replacement signs that are consistent with the monument-style identified in the Charlotte Harbor sign ordinance. The mandatory architectural standards are available online at

http://www.charlottecountyfl.com/Adv_Committees/CRA/architectural_design_guidelines.asp

Perhaps unique to Charlotte County, there are two redevelopment areas, with two separate governing boards that are only separated by a river and linked by the bridge that connects them. To assist in coordinating events and developing partnerships, the Punta Gorda CRA and the Charlotte Harbor CRAAC met for the first time in September 2005 to begin project coordination and identify projects that would benefit both areas. It was agreed by both parties that visual enhancements to the US 41 Bridges would be the first joint project. The two groups met again to further plans to upgrade the bridges with the light poles, banners, and improvements to the traffic separators. Staff of the two groups will continue to meet as needed and the two groups will meet quarterly.

Annual Financial Reports and Audits are included in the Charlotte County Annual Audit.



Central Park Business Park – Consistent with the Commercial Design Standards



New Residential – Consistent with the residential design standards

For more information please visit the Charlotte County website at www.charlottecountyfl.com/Adv_Committees/CRA or telephone Debrah Forester, Redevelopment Manager at (941)743-6241 or Jorge Perez, Planner III at (941)623-1073.

Charlotte County Community Redevelopment Agency 2005 Annual Report

2005 Accomplishments

- First TIF Revenue Collected (\$50,671)
- Created Sign Grant Program
- Organized Community Planning Charrette
- Educated developers on Charlotte Harbor design guidelines and land-use regulations
- Awarded Southwest Florida Water Management Cooperative Funding Grant
- Received approval of \$2.25 million in hurricane recovery funds (CDBG)
- Coordinated first joint CRAAC and City of Punta Gorda CRA meeting
- Adopted zero front yard set-backs for residential development
- Adopted an increase in FAR (Floor-Area-Ratio) for commercial property
- Drafted Height Ordinance to allow for increased heights based on performance standards



Charlotte Harbor Community Redevelopment Area

Charlotte County Community Redevelopment Agency

- Commissioner Sara Devos, Chairman
- Commissioner Tom Moore, Vice Chair
- Commissioner Tom D'Aprile, Board Liaison
- Commission Adam Cummings
- Commissioner Matt DeBoer

Charlotte Harbor Advisory Committee (CRAAC)

- Dick Loftus, Chairman
- Charlotte Ventola, Vice Chair
- Grace Amodeo, Secretary
- David Schmidt
- Michael Gravesen
- Jerry Dupper

TIF Revenue: \$50,671

2005 TIF Allocation:

\$14,000 - Community Redevelopment Plan Update

\$36,671 - Sign Grant Program

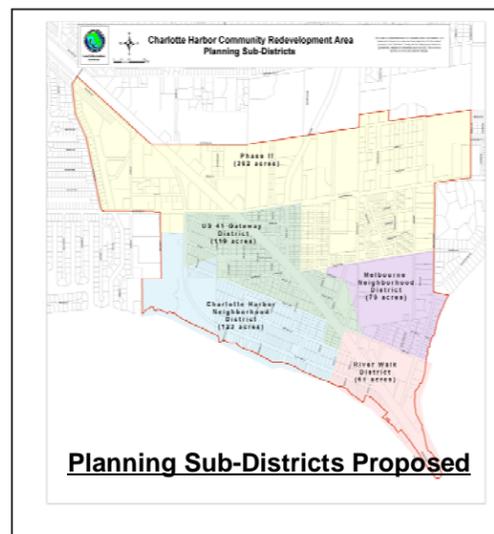
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In 2005, the community continued to move forward on their commitment to rebuild Charlotte Harbor in the aftermath of Hurricane Charley. A \$10,000 planning grant from the Florida Department of Community Affairs was matched with tax increment revenues to hire a consultant to review and revise the Charlotte Harbor Community Redevelopment Plan. A series of community meetings or planning charrettes were held in May 2005 to review the existing redevelopment plan and update the plan with phasing and prioritization. The May workshops allowed the residents and business owners within Charlotte Harbor to meet and identify issues, discuss concerns and set priorities.



Community Workshop – May 2005

Representatives from several county departments were invited to present updates on specific projects that would impact the Charlotte Harbor CRA. The Sheriff's Department information led to a Neighborhood Watch program being organized in the residential area across from Bayshore Live Oak Park. Input received from these visioning charrettes were incorporated into Charlotte Harbor Community Redevelopment Plan scheduled for adoption in 2006.



Planning Sub-Districts Proposed

Four subdistricts were identified as priority areas for Phase I redevelopment activities: Riverwalk; Charlotte Harbor Neighborhood; US 41 Gateway; and the Melbourne Neighborhood. Prioritization of funding opportunities would be targeted to these areas.

Vision: Revitalize the Charlotte Harbor area by promoting the ambiance of an old Florida waterfront community with its tree canopy.

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One of the major challenges facing the Charlotte Harbor CRA is the limited availability of infrastructure to meet the challenges of infill redevelopment. Faced with rebuilding issues and limited tax increment revenues, various grants were pursued to assist in plan implementation by leveraging the limited resources currently available.

A number of grant applications were prepared and successfully awarded in 2005. The area was selected to receive approximately \$2.25 million in Community Development Block Grant Recovery Funds to prepare the design, engineering and construction of upgraded water lines and completion of a wastewater system for a portion of the area. These infrastructure improvements are identified as a top priority by the Charlotte Harbor CRAAC.

A cooperative funding grant was also received from the Southwest Florida Water Management District to prepare a feasibility study for a stormwater master plan for the area. A grant application was submitted to the Florida Highway Beautification program for \$295,000 to begin the landscaping of the "Gateway" into the redevelopment area at the foot of the US 41 Bridges.

Several new projects were completed in 2005 including the first large-scale new residential development – The Preserve and Central Park business complex. The developments achieved the "Old Florida" architectural theme that the design standards require.



Proposed Gateway Beautification Plan



The Preserve – new destination for visitors