



# Charlotte County Community Redevelopment Agency 2007 Annual Report

## 2007 Accomplishments

- Third Annual Tax Increment revenues received totaling \$444,784.
- Decorative Bridge Lights and Banners installed on Gateway Bridges.
- Gateway Beautification Landscape Contract awarded.
- Six Monument Sign Grant awards distributed.
- Chester Roberts Park Improvements funded.
- Low Pressure Sanitary Sewer System Engineering Plan completed and MSBU established.
- Bayshore Live Oak Park construction underway.
- Annual Financial Reports and Audits are included in the Charlotte County annual audit.

### Staff

Bruce Loucks, Executive Director,  
Charlotte County CRA  
Debrah Forester, Redevelopment Manager  
Derek Rooney, Assistant County Attorney  
Seann Smith, Planner III, Growth  
Management  
Dorinda Washington, Recorder



Charlotte Harbor Community  
Redevelopment Area

## Charlotte County Community Redevelopment Agency

- Commissioner Richard Loftus,  
Chairman
- Commissioner Tricia Duffy,  
Vice Chair
- Commissioner Tom D'Aprile,  
Board Liaison
- Commissioner Adam Cummings
- Commissioner Tom Moore

## Charlotte Harbor Advisory Committee

- James W. Herston, Chairman
- Michael Gravesen, Vice Chairman
- Grace Amodeo, Secretary
- Melissa Levine
- Evelyn Loeffler
- Michael Haymans
- David Schmidt

# Charlotte County Community Redevelopment Agency

This year a number of businesses impacted by Hurricane Charley including Harbor Nissan; S&S Money Auto Repair; and Tile and Carpet World opened new showrooms. Private investment coupled with public sector investment lead to a substantial increase in the area's tax base.

The public sector involvement included: securing permits for the Gateway Landscaping and Welcome sign; commencing construction of the Bayshore Live Oak Park; and finalizing engineering plans to install wastewater and upgraded water lines.

Charleston Cay Apartments a 128 unit affordable housing complex opened its doors with assistance from hurricane recovery funds and is built to the Charlotte Harbor "old Florida" design standards.



Harbor Nissan – full service dealership opened in December 2007.



Tile and Carpet World – received a façade and sign grant award.



S&S Money Auto Repair and Sales- previously located in Punta Gorda, and displaced by Hurricane Charley, relocated to Charlotte Harbor CRA and constructed a new facility consistent with the "old Florida" design standards.

***Façade and Sign Grant Programs are available to assist area businesses. For more information, please visit our website: [www.charlottecountyfl.com](http://www.charlottecountyfl.com).***

# Charlotte County Community Redevelopment Agency

Established in 1992, the Charlotte County Board of County Commissioners sits as the Charlotte County Charlotte Redevelopment Agency. In 2004, the Tax Increment Trust Fund was established. Total tax increment revenues allocated to the program to date are \$586,912. The funds have been leverage to secure approximately \$3 million in additional grant dollars to assist in implementing the redevelopment plan.

One of the most visual and celebrated public improvements in 2007 was the installation of "Welcome Banners" on the bridges that join the City of Punta Gorda CRA and Charlotte Harbor CRA together. Hurricane Charley destroyed the streetlights on these bridges. By working cooperatively with the City of Punta Gorda and Florida Department of Transportation (FDOT), decorative light poles and fixtures were installed on the bridge. In addition, FDOT agreed to the installation of "Welcome Banners" on the new light poles.

The banners were designed by local artists and selected through a community-based competition organized by Team Punta Gorda. The City of Punta Gorda CRA and the Charlotte Harbor CRA joined together to fund the banners. An evening of music, art, and spirit was held on August 13 to dedicate the "Bridging the Shoreline Banners" and "lighting of the bridge", on the third anniversary of Hurricane Charley. Several hundred people joined together to celebrate the spirit and strength of the community.

Hurricane Recovery funds received in 2004 are targeted to assist the area in completing infrastructure improvements. In 2007, the final engineering plans was completed for the low pressure sanitary sewer system that will complete a centralized system for the southern portion of the CRA. In addition, Charlotte Harbor Water Association completed its preliminary engineering plans to upgrade lines and install fire hydrants in the area which should encourage new commercial development.

Facade, Infrastructure, and Sign Grant programs have been established and funded to encourage private re-investment into the area.



Winning  
Banner  
Selected and  
Installed on  
Bridge  
Streetlights.



Punta Gorda Council Member, Marilyn Smith-Mooney dedicates the banner and decorative light poles during the community celebration.

## **VISION:**

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

# Charlotte County Community Redevelopment Agency

## Gateway Beautification Project Update



### Gateway Beautification and Community Identification Sign Rendering

The first Charlotte Harbor CRA joint project with the Florida Department of Transportation (FDOT) was funded through the Highway Beautification Grant in 2006. After several unexpected delays, the contract to install approximately \$295,000 of landscape materials was awarded.

Tax Increment Funds were used to fund the design and engineering phase of this project which will also include the installation of a community identification sign in 2008.

## 2007 Completed Projects



New Cuppy's Coffee Shop opened and received a Sign Grant Award.



Charleston Cay Apartments

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**For more information, please visit our website: [www.charlottecountyfl.com](http://www.charlottecountyfl.com)  
or telephone Debrah Forester at 941-743-6241.**