



# Charlotte Harbor Community Redevelopment Agency 2011 Annual Report DRAFT

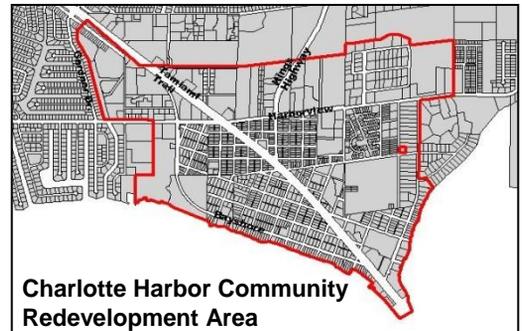


## 2011 Accomplishments

- Harbor Walk Phase I Project was awarded \$268,658 from Charlotte County's Boater Improvement funds to be used towards the construction of the project.
- The Board of County Commissioners renamed the Melbourne Street Bridge the Dick Loftus Bridge. Construction of the new structure began in the last quarter of 2011.
- The County acquired 1.78 acres of property and demolished unsafe structures, removing blight from the neighborhood.
- Watershed Master Plan Study received final Conceptual Permit from Southwest Florida Waste Management District and two projects were approved for construction.
- 10 benches decorated by local artists were installed in Bayshore Live Oak Park.
- Annual Financial Report and Audit are included in the Charlotte County Annual Audit.

### Staff:

Ray Sandrock, Executive Director,  
Charlotte Harbor CRA  
Debrah Forester, Redevelopment Manager  
Elizabeth Spicer, Program Coordinator,  
Bayshore Live Oak Park  
Derek Rooney, Assistant County Attorney  
Kathy Knee, Recorder  
Roxann Read, Planner II, Community  
Development Liaison



Charlotte Harbor Community  
Redevelopment Area

## Charlotte Harbor Community Redevelopment Agency

- Commissioner Bob Starr, Chair
  - Commissioner Tricia Duffy, Vice Chair
  - Commissioner Christopher Constance
  - Commissioner Stephen R. Deutsch\*
  - Commissioner Robert Skidmore
- \*Board Liaison*

## Charlotte Harbor CRA Advisory Committee

- James W. Herston, Chairman
- Michael Haymans, Vice Chairman
- Grace Amodeo, Secretary
- Nathaniel Cooley
- Eddie Hale
- Charlotte Ventola
- Garland Wilson

# Charlotte Harbor Community Redevelopment Agency

## Harbor Walk Project Moves Forward on Final Permitting

The Florida Department of Transportation (FDOT) approved the 100% plans on Phase I of the project which allows the FDOT district office to begin the process to secure the land lease with the State for use of the property for public purpose and to begin the environmental review. The Harbor Walk will be developed on State of Florida owned property at the foot of the north-bound US41 bridge and will provide a pedestrian connection to the south-bound US41 bridge through a system of pedestrian walkways and boardwalks. This project will provide a regional intermodal trail along Charlotte Harbor connecting significant points of interest and will connect two redevelopment areas, four community parks, and provide enhanced access to Charlotte Harbor.

## Harbor Walk Phase I

The Harbor Walk will provide a pedestrian and bicycle connection between the east and west sides of US41 via an intermodal trail. Components of Phase I of the project will include a sidewalk from the foot of the north-bound US41 bridge to Melbourne Street, replacement of the seawall, a pedestrian plaza, promenade, parking and bathroom facilities.



Phase I Concept Plan

For more information, please visit our website: [www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com).

# Charlotte Harbor Community Redevelopment Agency

## Melbourne Street Bridge Replacement

Construction of the new structure began in 2011 and is expected to be completed in May 2012. This \$1,385,000 project will include replacement of a deteriorated structure and provide improved pedestrian connection from the Harbor Walk Project site to Chester Roberts Park. The Board of County Commissioners approved renaming of the new bridge the “Dick Loftus” Bridge in recognition of Mr. Loftus’ many years of service to the community and specifically to the Charlotte Harbor CRA.



Construction of new Bridge underway

The Charlotte Harbor CRA contributed \$268,000 to include the sidewalk connections to Chester Roberts Park and enhance the architectural features to the facility which meets the goals of the Community Redevelopment Plan to enhance pedestrian connections.



Construction of Pedestrian Facilities with New Bridge Construction

## **VISION:**

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

# Charlotte Harbor Community Redevelopment Agency

## **Bayshore Live Oak Park**

Bayshore Live Oak Park provides direct access to Charlotte Harbor and beautiful vistas of sunsets and wildlife. The CRA Advisory Committee supports programming activities at the park to bring residents and visitors into the area. This year the CRA sponsored an artist competition to decorate 10 benches. The winner of the competition, Margaret Dill, received the \$500 prize and the People's Choice winner, Maria Bone, received \$250. The benches provide additional seating plus they add color and public art into the area. Each bench has an appreciation plaque which recognizes each of the sponsors and the artists.



**Winning Bench**



**People's Choice Award**

In addition, the third annual Hands Across the Harbor event was held in Bayshore Park, bring approximately 200 people into the park to participate in the 8K competitive run, 5K walk and 10/20 mile ride. Bayshore Live Oak Park continues to be a center of activity.



**3rd Annual Hands Across the Harbor - 8K  
Competitive Run Start**

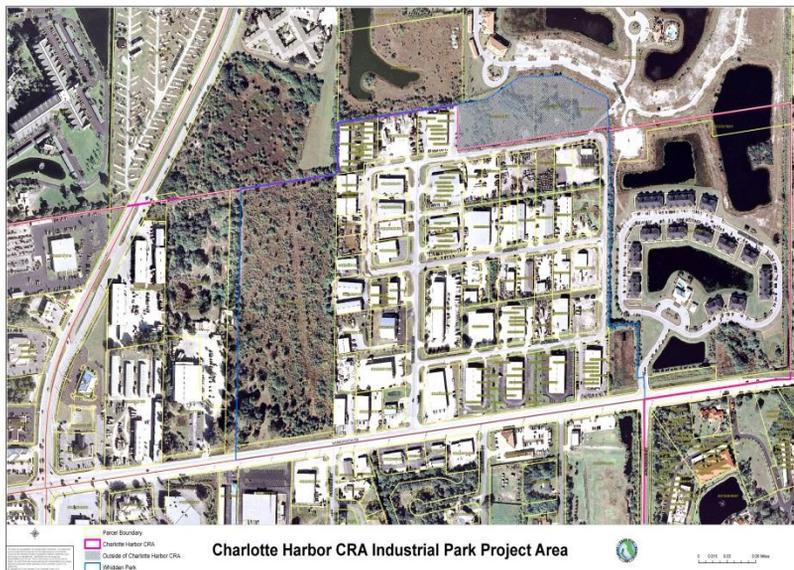
# Charlotte Harbor Community Redevelopment Agency

## Land Use Changes

The Charlotte Harbor CRA Advisory Committee spent several months reviewing the existing Land Use regulations, including the Future Land Use Map and text, and developed a set of revisions that the Community Development Department is expected to bring forward through the public hearing process in 2012. The changes include increased density in the Riverwalk area and flexibility in setbacks to enhance walkability in the area.

## Whidden Industrial Park

Whidden Industrial Park – The Charlotte Harbor CRA identified the Whidden Park industrial area as a priority for economic development opportunities in the area. A special meeting was held with the property owners to develop a work plan to bring the streets and drainage up to County standards.



**For more information, please visit our website: [www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com)  
or telephone Debrah Forester at 941.764.4943.**

# Charlotte Harbor Community Redevelopment Agency

## 2011 New Businesses in Charlotte Harbor

Several businesses opened in Charlotte Harbor CRA in 2011 including:

**G-Force Restyling** - 23119 Foster Avenue, [www.GForceRestyling.com](http://www.GForceRestyling.com) - A full service one-stop-shop for collision, paint, and auto body, specializing in the restoration of antique, specialized, and custom cars.

**Dean's North** - 23064 Harborview - A restaurant specializing in seafood, salads and specialty sandwiches; sister restaurant is Dean's South of the Border located in Punta Gorda.

**Sweet Temptations** – 22637 Bayshore Road - A full service Amish bakery.

**Cozie Café and Grille** - 22637 Bayshore Road – A breakfast and lunch restaurant.

Harbor Center located at 4676 Tamiami Trail is now home to **Shawn and Company Salon and Spa**, a full service salon and spa; **Mercers Coffees** offering fresh roasted coffees and snacks; and **Gladrich Florists** [www.gladrichflorist.com](http://www.gladrichflorist.com), a flower and gift delivery shop.



The Charlotte Harbor Community Redevelopment Agency Advisory Committee meets monthly to provide input into the redevelopment program and develop recommendations for implementation by the Agency. All meetings are open to the public. Agendas are available at [www.CharlotteCountyFL.com](http://www.CharlotteCountyFL.com). Click Charlotte Harbor CRA in the Government links or contact the EDO office at 941.764.4941 to have your email address added to the agenda distribution list.

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# Charlotte Harbor Community Redevelopment Agency

## 2004-2011 WORK PLAN

### Tax Increment Contribution\*

#### GATEWAY PROJECT

Phase 1	\$ 158,118
Enhanced US 41 Sidewalk Design	\$ 94,900
Harbor Walk Design	\$ 333,294
Dick Loftus Bridge Pedestrian Enhancements	\$268,000
Watershed Management Plan	\$ 401,000
Infrastructure Grant Program	\$ 125,820
Monument Sign Grant Program	\$ 44,720
Housing Rehabilitation Grant Program	\$ 95,000
Neighborhood Park Improvements	\$ 96,174
Lot Maintenance Project	\$10,000

Grants totaling \$4.8 million have been received over the past four years and have provided significant leverage to tax increment revenues to allow for the completion of projects within the Charlotte Harbor Community Redevelopment Area.

\*Amounts are estimates based on budget allocations. The Charlotte Harbor CRA financial report and audit is included in the Charlotte County Annual Audit.

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# ENJOY THE TREASURES IN CHARLOTTE HARBOR

*Experience the hidden treasures and learn about the opportunities.*



**Mission:** To improve the infrastructure that will benefit the community and encourage private re-investment into the community that will create a vibrant mixed-use community with pedestrian-friendly neighborhoods and an employment center that maintains the historic character of the area while enhancing access to Charlotte Harbor. For more information on the Charlotte Harbor CRA please visit: [www.CharlotteCountyFL.com/CharlotteHarborCRA](http://www.CharlotteCountyFL.com/CharlotteHarborCRA).

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