



Charlotte Harbor Community Redevelopment Agency 2013 Annual Report



2013 Accomplishments

- Harbor Walk Phase IA: the project is “shovel ready” and construction is pending final funding allocation from FDOT in July 2014. Final documentation to comply with FDOT requirements are underway.
- Harbor Walk Phase 1B: design contract to complete 100% design and permitting was approved by the Board.
- Trails and Wayfinding Phase 1 —Design contract for Parmely Street approved.
- Joint Workshop with Board and CRA Advisory Committee held and direction was given to proceed with changes to land use regulations, including additional incentives to redevelop in the Riverwalk Area.
- Revisions to the Architectural Design Standards approved.
- State Enterprise Zone designation was received.
- Playground and bathroom facility at Bayshore Live Oak Park was completed.
- New website was launched.
- Annual Financial Report and Audit are included in the Charlotte County Annual Audit.



Charlotte Harbor Community Redevelopment Agency

- Commissioner Christopher Constance, Chair
 - Commissioner Stephen R. Deutsch, Vice Chair
 - Commissioner Ken Doherty*
 - Commissioner Tricia Duffy
 - Commissioner Bill Truex
- * *Liaison to Advisory Committee*

Charlotte Harbor CRA Advisory Committee

- James W. Herston, Chairman
- Garland Wilson, Vice Chairman
- Charlotte Ventola, Secretary
- Nathaniel Cooley
- Susan Dupper
- Michael Haymans
- Delmar Wooden

Staff:

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

Charlotte Harbor Community Redevelopment Agency

One of the main projects identified in the Community Redevelopment Plan is the improvement to the US41 Gateway into the area. The Gateway Project is divided into several phases. The welcome sign and entry landscaping completed in 2008, followed by a 10-foot wide sidewalk along US41. The next phase identified is the Harbor Walk. The Harbor Walk will create a new destination in Charlotte Harbor, located on State of Florida owned property at the foot of the north-bound US41 bridge, it 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.

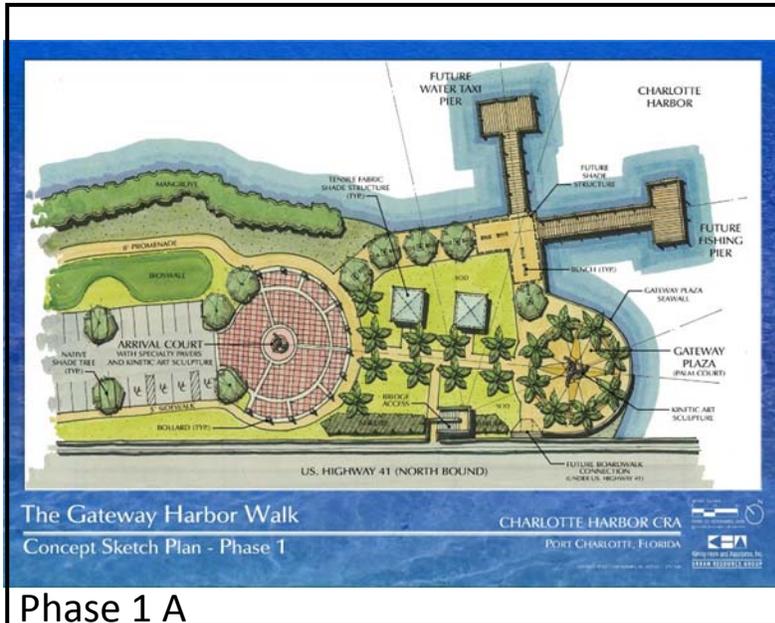
The Harbor Walk Project is divided into several phases. Phase 1A is approved for funding in July 2014 in the Florida Department of Transportation Work Plan in the amount of \$1.2 million and Phase 1B is approved in July 2015 for \$1.3 million.

Phase 1A is “shovel ready” and construction is expected to commence in the Fall of 2014.



For more information, please visit our website: www.CharlotteCountyFL.gov.

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Harbor Walk Phase IA

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.

Harbor Walk Phase 1B

Phase 1B includes the key pedestrian connector between the east and west sides of US41, the main commercial corridor, an elevated boardwalk that will provide connection under the dual-span bridges of US41. In addition, a fishing pier and a water taxi pier will be built. The contract to complete final design and permitting was approved in September 2013.



Charlotte Harbor Community Redevelopment Agency



New Advanced Auto Store Opened in 2013



Renovations at US41 Commercial Plaza



New Residential Home

Private Sector Investment

As the economy begins to improve, the private sector has started to reinvest in the area:

- Advanced Auto opened a new stand-alone store in Charlotte Harbor. Dollar General moved into the vacant space.
- US41 trip center was completely renovated.
- A new residential home was constructed in the historic neighborhood adjacent to Bayshore Live Oak Park — the first new, single family construction since Hurricane Charley impacted the area in 2004.
- Enterprise Rental Car resurfaced their parking lot and added new landscaping.

A portion of Charlotte Harbor is included in the Charlotte County Enterprise Zone, which provides tax incentives to off-set private sector investment for both residential and commercial development.

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

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Public Sector Activities

Watershed Master Plan

Through a cooperative funding grant with Southwest Florida Water Management Department (SWFWMD) a comprehensive study was completed on the watershed that impacts Charlotte Harbor CRA. The study provided a list of proposed projects that would improve water quality and reduce flooding in the area. Two of these projects were constructed in 2013. The projects included the replacement of culverts to improve drainage in the neighborhood. Three projects are scheduled for construction in 2014.



Bayshore Live Oak Park
New Bathroom Facility



Culvert Replacement at Bayshore/Church

The sidewalk on Bayshore Road between US41 and Edgewater was completed. This sidewalk provided an important pedestrian connection to Bayshore Live Oak Park.



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Bayshore Live Oak Park



The Park continues to be the center of activity for the community. This year the playground was completed along with a new bathroom facility. The playground has brought many young families to the Park and is a welcome addition to the area. Community Services continues to provide program events, such as the Wine Festival and the Dog Show, in an effort to bring more people into the area.

The 5th Annual Hands Across the Harbor event was held in January. It continues to grow in sponsorship and participants.



With the loss of Grace Amodeo in 2012, the CRA dedicated a special artist-decorated bench at the playground in her memory. "Amazing Grace" was an advocate in developing the children's playground at Bayshore Live Oak Park.



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2004-2013 WORK PLAN Tax Increment Contribution*

Gateway Phase 1	\$ 328,621
Enhanced US41 Sidewalk Design	\$ 94,900
Harbor Walk —Phase 1	\$ 894,806
Dick Loftus Bridge—Pedestrian Enhancements	\$ 268,000
Trails and Wayfinding Phase I Design	\$ 59,358
Watershed Management Plan	\$ 429,205
Infrastructure Grant Program	\$ 135,181
Monument Sign Grant Program	\$ 44,720
Housing Rehabilitation Grant Program	\$ 95,000
Neighborhood Park Improvements	\$ 96,174
Lot Maintenance Project	\$ 27,225

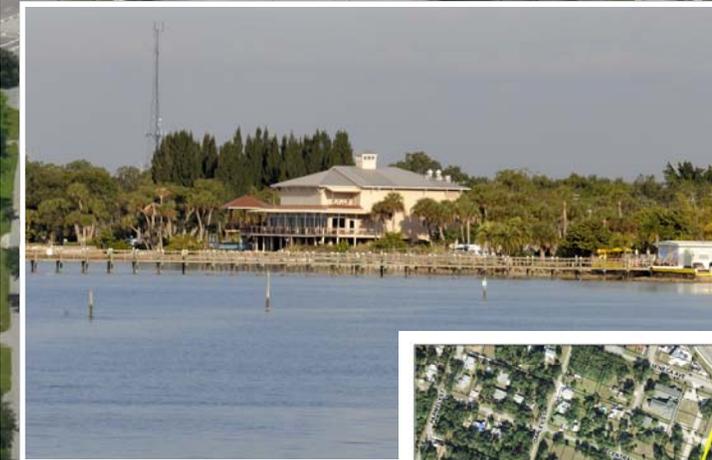
Grants totaling \$6.7 million have been received over the past nine years and have provided significant leverage to tax increment revenues to allow for the completion of projects within the Charlotte Harbor Community Redevelopment Area.

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

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.gov. Under Popular Links, click Boards & Committees and then Charlotte Harbor CRA or contact the EDO at 941-764-4941 to have your email address added to the agenda distribution list.

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

INVESTMENT OPPORTUNITIES RIVERWALK CHARLOTTE HARBOR



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