



# Charlotte Harbor Community Redevelopment Agency 2014 Annual Report



## 2014 Accomplishments

- Harbor Walk Phase 1A: the Local Agency Program Agreement with FDOT (LAP) was approved. Notice to Proceed was received from FDOT in December, the construction contract was advertised in December and bid opening was scheduled for January 2015.
- Harbor Walk Phase 1B: 60% design plans scheduled to be completed in March 2015.
- Harbor Walk Phase 1C and Phase 2 approved for funding by Sales Tax Extension.
- Revisions to Comprehensive Plan and Draft Revitalization Plan completed. Public Hearing process to begin January 2015.
- Trails and Wayfinding Phase 1 - 60% Design Plans completed. Construction included in Tier 2 Sales Tax Project list.
- Retail Marketing Plan initiated.
- 6th Annual Hands Across the Harbor held at Bayshore Live Oak Park.
- Annual Financial Report and Audit are included in the Charlotte County Annual Audit.



Charlotte Harbor Community  
Redevelopment Area

## Charlotte Harbor Community Redevelopment Agency

- Commissioner Bill Truex, Chair
- Commissioner Chris Constance, Vice Chair
- Commissioner Stephen R. Deutsch
- Commissioner Ken Doherty\*
- Commissioner Tricia Duffy

\* *Liaison to Advisory Committee*

## Charlotte Harbor CRA Advisory Committee

- James W. Herston, Chairman
- Garland Wilson, Vice Chairman
- Charlotte Ventola, Secretary
- Denise Garbacz
- Michael Haymans
- Vanessa Oliver
- Delmar Wooden

### Staff:

Ray Sandrock, Executive Director, Charlotte Harbor CRA  
Debrah Forester, Redevelopment Manager  
Matt Trepal, Principal Planner, Community Development Liaison  
Mike Koenig, Program Coordinator, Bayshore Live Oak Park  
Josh Moye Assistant County Attorney  
Kathy Knee, Recorder

# Charlotte Harbor Community Redevelopment Agency

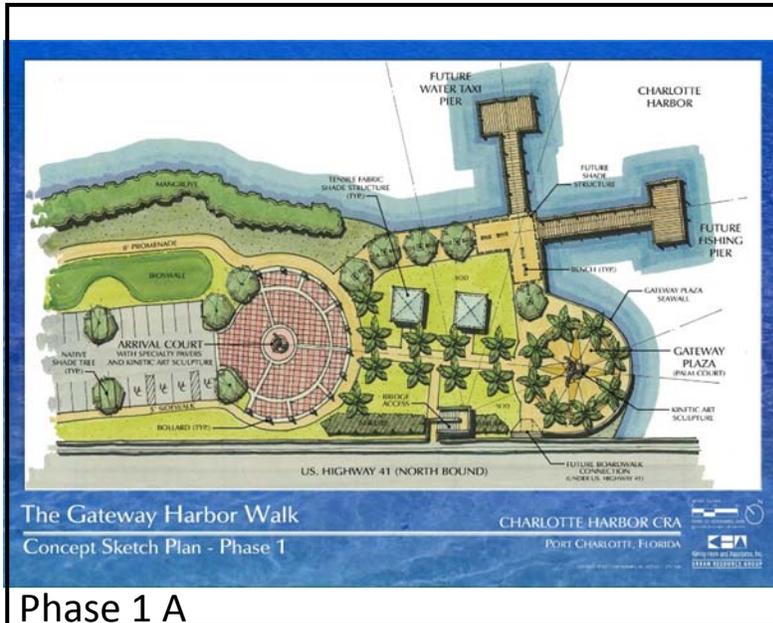
One of the main projects identified in the Community Redevelopment Plan is the improvement to the US41 Gateway into the area. The Gateway Project is divided into several phases. The welcome sign and entry landscaping was completed in 2008, followed by a 10-foot wide sidewalk along US41. The next phase 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 construction is expected to begin Spring 2015. The project is funded by a variety of sources including FDOT, Boaters Improvement Fund, WCIND, and Tax Increment. Phase 1B is being designed and is currently approved for FDOT funding in July 2015 for \$1.4 million. Phase 1C includes the raised covered deck and was approved for funding by the Charlotte County One Cent Sales Tax Initiative. Design and permitting for Phase 1C will begin in 2016. Phase 2, which includes the expansion of the Harbor Walk to continue to provide access to the waterfront, was also funded by the One Cent Sales Tax Initiative. Plans for Phase 2 are being discussed.



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

# Charlotte Harbor Community Redevelopment Agency



Phase 1 A

## Harbor Walk Phase 1A

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 1A 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, small boat launch, 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 will provide connection under the dual-span bridges of US41. In addition, a fishing pier and a water taxi pier will be built. The final design and permitting are under way and expected to be completed in 2015.



Phase 1B

# Charlotte Harbor Community Redevelopment Agency



New Residential Home



New Commercial Development US41



Strip Center Renovation

## Private Sector Investment

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

- Mattress Firm demolished an existing building and completed construction of a new showroom in Charlotte Harbor.
- US41 Trip Center was completely renovated.
- Two new residential homes were constructed in the Melbourne neighborhood.
- A portion of Charlotte Harbor is included in the Charlotte County Enterprise Zone, which provides tax incentives to offset private sector investment for both residential and commercial development.

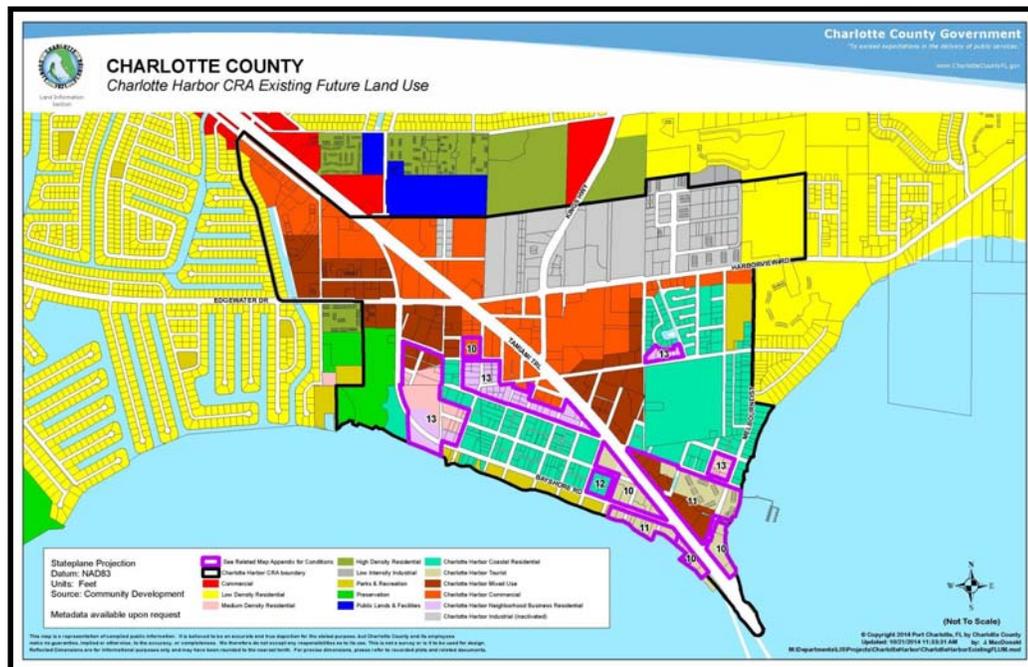
**For more information, please visit our website: [www.CharlotteCountyFL.gov](http://www.CharlotteCountyFL.gov) or telephone Debrah Forester at 941-764-4943.**

# Charlotte Harbor Community Redevelopment Agency

## Land Use Changes

### Comprehensive Plan Changes

The Charlotte Harbor Community Redevelopment Agency Advisory Committee completed drafting a proposed Revitalization Plan and changes to the Comprehensive Plan to assist in further implementation of the vision of the community: To create a walkable waterfront destination that connects residential, commercial and recreational opportunities while protecting the historic character of the community. The Charlotte Harbor Community Revitalization Plan is a tool within Smart Charlotte 2050, the Charlotte County Comprehensive Plan, to encourage and incentivize redevelopment within the Charlotte Harbor Community Redevelopment Area. One of the major changes includes the creation of the Riverwalk District. The new District will allow for increased density up to 24 units per acre and the use of Revitalizing Area Plan Incentive Density (RAPID) within the District. The public hearing process is scheduled for February 2015.

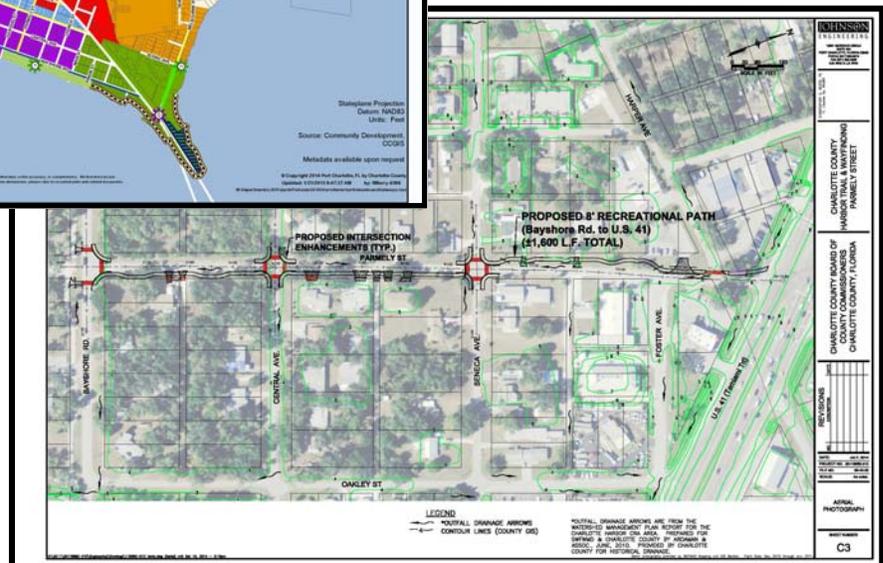
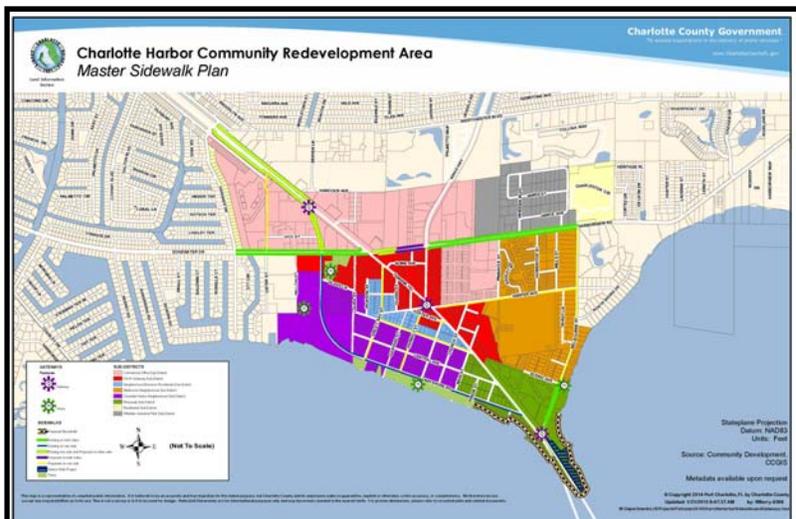


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# Charlotte Harbor Community Redevelopment Agency

## Trails and Wayfinding

The Master Sidewalk Plan, originally completed in 2006, was updated to reflect sidewalk projects that have been completed. The sidewalk plan is the basis for the Trails and Wayfinding Project. Streets that lead into the Bayshore Live Oak Park have been identified as gateways into the Historic District. The proposed plan is to develop multi-use paths, with street lighting, landscape and decorative signage to further implement the redevelopment goals. Parmely Street was selected as the first street to be designed because of its location to US41. Funding for the construction was approved as a Tier 2 Sales Tax Project. The design plans are expected to be completed in 2015.



Parmely Street 60% Plans

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# Charlotte Harbor Community Redevelopment Agency

## 2004-2015 WORK PLAN Tax Increment Contribution\*

Gateway Phase 1	\$ 360,845
Enhanced US41 Sidewalk Design	\$ 94,900
Harbor Walk - Phase 1	\$ 927,030
Dick Loftus Bridge - Pedestrian Enhancements	\$ 268,000
Trails and Wayfinding Phase 1 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](http://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.

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# INVESTMENT OPPORTUNITIES RIVERWALK CHARLOTTE HARBOR



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