



Charlotte Harbor Community Redevelopment Agency 2015 Annual Report



2015 Accomplishments

- Harbor Walk Phase 1A: Construction began on May 18, 2015 and is expected to be completed in April 2016.
- Harbor Walk Phase 1B: 100% design plans approved by FDOT.
- Harbor Walk Phase 1C and Phase 2 are approved projects in the 2014 Charlotte County Sales Tax Project list and are in the pipeline for implementation.
- Revisions to Comprehensive Plan and the Revitalization Plan were adopted and changes became effective in August 2015.
- Trails and Wayfinding Phase 1 - 100% Design Plans completed. Construction funding included in Tier 2 Sales Tax Project list.
- 7th 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 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 Moyer 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 an 8-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 began on May 18, 2015 and is expected to be completed in Spring 2016. The project is funded by a variety of sources including FDOT, Boaters Improvement Fund, WCIND, and Tax Increment. Phase 1B is 100% designed and \$1.4 million in FDOT funding became available in July 2015; construction is expected to start in the 4th quarter of 2016. 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 programmed.



Charlotte Harbor Community Redevelopment Agency



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 plans were completed in 2015 and permits are being reviewed. Construction is tentatively scheduled to begin in the 4th quarter of 2016.

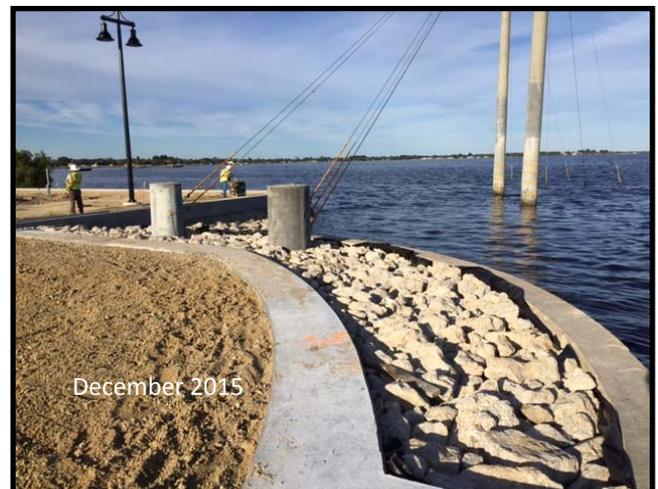


Charlotte Harbor Community Redevelopment Agency

Harbor Walk Phase 1A

- \$2.9 Million Construction Project
- Quality Enterprises USA, Inc. — General Contractor
- CDM Smith — CEI Services
- Charlotte County Public Works — Project Management
- Kimley Horn and Associates — Engineer of Record

Progress Report:

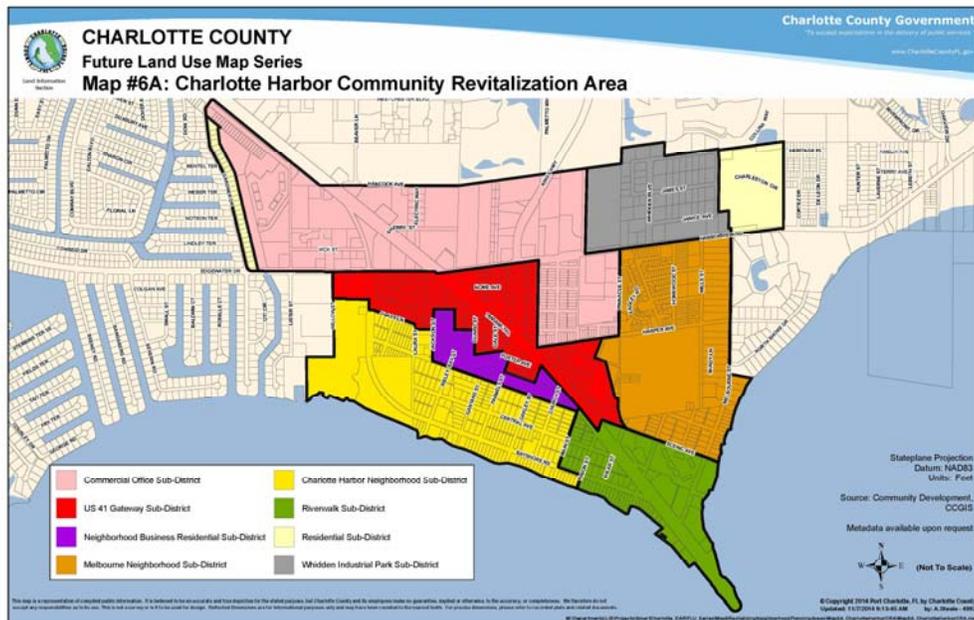


Charlotte Harbor Community Redevelopment Agency

Land Use Changes

Comprehensive Plan Changes

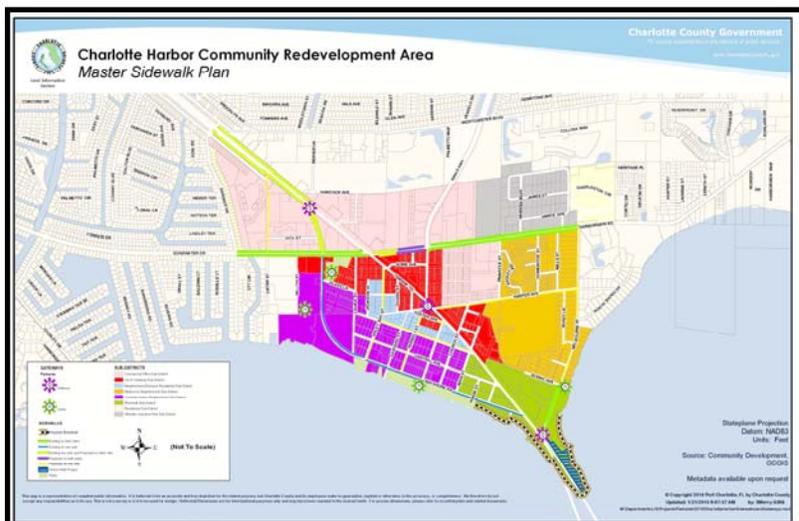
The Board of County Commissioners approved the Charlotte Harbor Revitalization Plan and changes to the Comprehensive Plan to assist in further implementation of the vision of the community: To create a walkable waterfront destination that connects residential, commercial and recreational opportunities 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 changes went into effect in August 2015. The Charlotte Harbor CRA Advisory Committee is drafting Land Development Code changes to implement the new Revitalization Plan. The public hearing process for the zoning and land use changes is anticipated to begin in the summer of 2016.



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 connection to US41 and Bayshore Live Oak Park. Funding for the construction was approved as a Tier 2 Sales Tax Project. The design plans were completed in 2015. The project is ready to begin construction once funding is secured.



Parmely Street 100% Plans

Charlotte Harbor Community Redevelopment Agency

2004-2016 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. 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.

INVESTMENT OPPORTUNITIES RIVERWALK CHARLOTTE HARBOR



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