



ANNUAL REPORT FY 2020-21

Murdock Village Community Redevelopment Agency

Website: <https://www.charlottecountyfl.gov/cra/murdock-village/>



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GOVERNING BOARD, ADVISORY COMMITTEE, AND STAFF

Murdock Village Community Redevelopment Agency:

Commissioner Bill Truex, Chair

Commissioner Christopher Constance, Vice Chair

Commissioner Stephen R. Deutsch, Liaison to Advisory Committee

Commissioner Ken Doherty

Commissioner Joseph Tiseo

Murdock Village Redevelopment Agency Advisory Committee:

Marie LaBrosse, Property Owner and Committee Chair

Alice Esposito, Member-at-Large and Committee Vice Chair

William Shafer, Member-at-Large and Committee Secretary

Ray Brunner, Member-at-Large

Eric Loche, Banking, Finance, Appraisal

Stas Matias, Real Estate Broker

Charlotte County Staff:

Hector Flores, County Administrator and Executive Director of CRA

Joshua Hudson, Redevelopment Manager

Dave Gammon, Economic Development Director

Thomas David, Assistant County Attorney

Shaun Cullinan, Planning and Zoning Official, Staff Liaison

Janet Johnson, Executive Assistant to the Economic Development Director

COMMUNITY HIGHLIGHTS

Fiscal Year 2020-21 Project Review

Murdock Village has seen some exciting activity in during the FY2020-21 period. Development of the West Port community by Kolter Land is well underway, and the Grand Opening ceremony of Centennial Boulevard was held on March 25, 2021. This event marked a milestone accomplishment for the development, as the newly dedicated roadway connects Highways US-41 and SR-776 through Murdock Village. New single-family home sales started with Maronda, Lennar, and M/I during the summer of 2021, and this has brought a lot of excitement through the County.

Additionally, the Charlotte County Board of County Commissioners, acting as the Murdock Village Community Redevelopment Agency, has selected Kolter Land's West Port Phase II concept as the new vision for the center portion of the CRA between the Como and Flamingo Waterways. This phase of development will extend West Port into the center area of the CRA and bridge the Flamingo Waterway to connect the two phases. Concept plans show that Flamingo Boulevard will be accessible from SR-776 at the south side of the CRA, and Kolter has also agreed to make improvements to other internal rights-of-way to ensure a robust network of roadway access throughout the CRA as a whole.

East of the Como Waterway, Lost Lagoon LLLP is coordinating with County staff to work out the details of their planned entertainment district Arredondo Pointe. Approximately 95 acres of vacant land was purchased from Charlotte County for Phase 1 of this development. As part of this planned development, significant improvements to Toledo Blade Boulevard are required of the developer as a condition of the property acquisition.

Along the US-41 corridor in Murdock Village, the CRA has actively been advertising commercial properties for sale and actively engaging with adjacent property owners to dispose of CRA-owned parcels.

Financial Highlights

The vast majority of Murdock Village remains vacant; however, the total assessed property values in the CRA continue to rise above the baseline value that was established in 2005. FY2020-21 saw a 45% increase in total assessed property values over the previous fiscal year, and this can be attributed to the ongoing development at West Port, increased interest in commercial real estate along US-41, as well as an overall increase in property values throughout the entirety of Charlotte County.

Operating Highlights

Construction of the new County Fire Station 2 continues and is expected to open in the spring of 2022. The new scalable fire station is intended to replace the existing station and will be located on Collingswood Boulevard in Murdock Village.

Looking Ahead

With new residential, commercial, and public developments planned, and some already under construction, an increasing trend in total property value is expected for the foreseeable future. Real estate activity in the surrounding area is increasing, and there continues to be interest in the Murdock Village area, both from the commercial and residential sectors.

MURDOCK VILLAGE BUSINESS PROFILE

During Fiscal Year 2020-21, there were approximately 51 businesses identified within the Murdock Village CRA, According to EMSI and DatabaseUSA.com. From readily available business study data, the following was reported regarding industry classification, sales volume, and number of employees.

Top Business Types in Murdock Village CRA by NAICS Codes

Primary NAICS	Industry Name	Count
531210	Offices of Real Estate Agents and Brokers	4
442210	Floor Covering Stores	3
524210	Insurance Agencies and Brokerages	3
561710	Exterminating and Pest Control Services	3
238110	Poured Concrete Foundation and Structure Contractors	2
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers	2
445120	Convenience Stores	2
811192	Car Washes	2
813110	Religious Organizations	2

Source: DatabaseUSA.com Business-Level Data (EMSI). Data retrieved November 18, 2021.

Business Sales Volumes in Murdock Village CRA

Sales Volume	No. of Businesses	% of Total
\$0 to \$500,000	19	37.3%
\$500,000 to \$1,500,000	12	23.5%
\$1,500,000 to \$3,000,000	13	25.5%
\$3,000,000 to \$5,000,000	2	3.9%
\$5,000,000 to \$10,000,000	3	5.9%
\$10,000,000 to \$20,000,000	2	3.9%

Source: DatabaseUSA.com Business-Level Data (EMSI). Data retrieved November 18, 2021.

Business Employee Size in Murdock Village CRA

No. of Employees	No. of Businesses	% of Total
1 to 4	17	33.3%
5 to 9	17	33.3%
10 to 19	8	15.7%
20 to 49	8	15.7%
Unknown	1	2.0%

Source: DatabaseUSA.com Business-Level Data (EMSI). Data retrieved November 18, 2021.

MURDOCK VILLAGE REAL ESTATE SALES SUMMARY

Below is a summary of the property sales within the boundaries of Murdock Village CRA for Fiscal Year 2020-21:

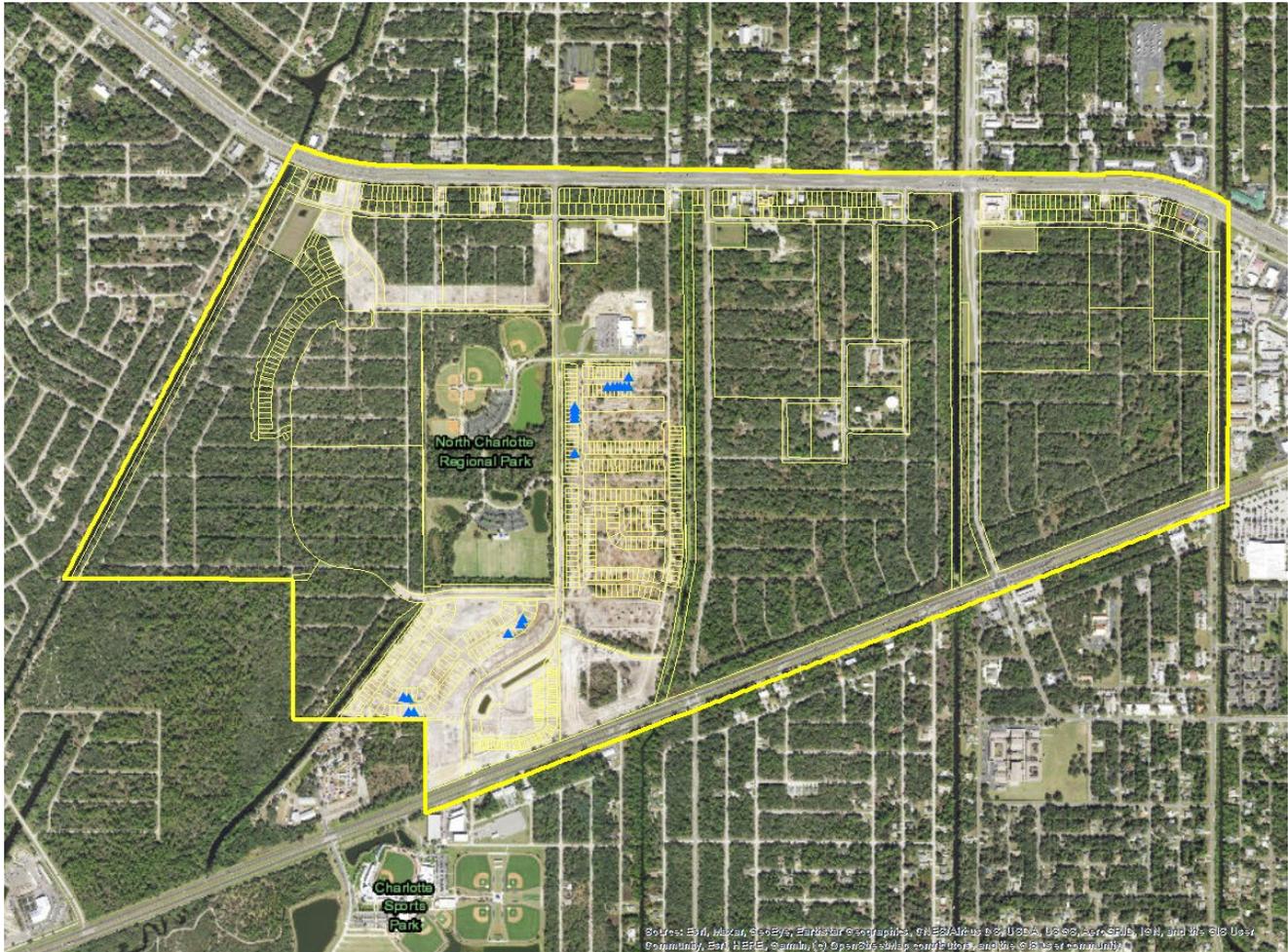


Figure 2 - Map of Property Sales within Murdock Village CRA, FY2020-21

Murdock Village CRA Fiscal Year 2020-21 Real Estate Sales Summary:

Land Use	Number of Records	Total Sale Price
Single Family Residential	3	\$ 1,222,800
Vacant Residential	16	\$ 7,612,800

Source: Charlotte County Property Appraiser's Office

MURDOCK VILLAGE CRA PARK ACTIVITIES



Figure 3 - Centennial Park Recreation Center



Figure 4 - Centennial Park Aquatic Center

Notable Activities at Centennial Park during FY 2020-21

The table below is a summarized list of notable activities at Centennial Park during the fiscal year. Additional utilization of the park facilities, including the Recreation Center and Aquatic Center include various workshops, organizational meetings (private organizations and local government), team swim practices and meets, training sessions, and youth functions.

Organization Name	Facility Type	No. of Bookings	Estimated Total Attendance
Prostyle Baseball	Baseball Fields	106	33,070
Charlotte County Soccer Federation	Soccer Fields	563	48,020
SWFL Platinum Elite Baseball	Baseball Fields	630	17,166
Charlotte Thunder Baseball	Baseball Fields	302	7,313
Jason Mong-Disc Golf	Disc Golf Course	3	180
Florida Rivals	Baseball Fields	17	600
NPF	Baseball Fields	20	400
Community Christian School	Soccer Fields	5	250
Community Christian School	Baseball Fields	6	300
C4 Sports	Soccer Fields	1	40
Imagine School	Soccer Fields	32	1,600
Charlotte County Community Services	Parking Lot	1	1,800
Charlotte County Community Services	Baseball Fields	1	125
St. Charles Catholic	Soccer Fields	4	200
Texas Glory	Baseball Fields	46	920
Snowbird Classic Baseball	Baseball Fields	13	600
Port Charlotte Cricket Club	Soccer Fields	14	700
Jordan Manalili-Lacrosse	Soccer Fields	1	50
Caribbean Festival	Soccer Fields	1	500
Prospect Wire Baseball	Baseball Fields	8	480

For more information about Centennial Park, visit

<https://www.charlottecountyfl.gov/departments/community-services/parks/all-parks/centennial-park.shtml>.

PERFORMANCE DATA

The following information is presented in accordance with the reporting requirements of Florida Statute 163.371 (2) (b) and (c).

163.371 (2) (b) 1. Projects

No CRA-funded projects were started or completed during Fiscal Year 2020-21.

163.371 (2) (b) 2. Expenditures

Total expenditures from the Redevelopment Trust Fund for Fiscal Year 2020-21 were \$8,419,468.

163.371 (2) (b) 3. Original Assessed Real Property

The original assessed real property values of property within the Redevelopment Area as of the day the Agency was created (2005) was \$17,777,598.

163.371 (2) (b) 4. Total Assessed Real Property

The total assessed real property values of property within the Redevelopment Area as of January 1, 2021 was \$20,796,874. (Reported October 6, 2020 by Charlotte County Property Appraiser's Office)

163.371 (2) (b) 5. Housing Expenditures

The total amount expended for affordable housing for low-income and middle-income residents in Fiscal Year 2020-21 was \$0.

163.371 (2) (c) Achieving Goals

The Murdock Village Community Redevelopment Plan, Section 4.02 states the Vision for the Murdock Village CRA:

Murdock Village is envisioned to be a mixed use, integrated development which provides for the needs of current and future populations through creating a destination which provides:

1. Charlotte County and the surrounding southwest Florida area with a mix of attractions, housing and employment.
2. Distinct “neighborhoods” that serve as the basic building block of the community.
3. A variety of uses which provide for a vibrancy in the community including entertainment, retail, educational and open spaces.
4. An impression of economic stability and a sense of place, which adds to the livability of the area.
5. An area and identity that differs from the current (traditional) development patterns and opportunities experienced in Charlotte County and the surrounding municipalities.
6. An attractor which takes advantage of its location and regional assets including beaches, sports complex, and transportation resources.
7. For the long-term viability of economic development and sustainable development practices which create distinct opportunities for future development.

The following projects are significant in moving Murdock Village closer to its vision as specified in the Community Redevelopment Plan.

West Port: As previously stated, Kolter Land Partners LLC continues with site development of the West Port community and is working closely with County staff to plan infrastructure improvements and plat new roadways and residential subdivisions. With Kolter's expansion of West Port into the center portion of Murdock Village (Phase II) and a vehicular bridge across the Flamingo Waterway, there will be improved connectivity between the west and center sections of Murdock Village. Development of Phase II will include multi-use pathways to improve pedestrian and bicycle mobility, a small area of commercial development for a variety of uses, as well as the potential for a medical office facility to service the surrounding area. Figures 5 and 6 below help illustrate the size and significance of this development and its impact on the Murdock Village CRA.



Figure 5 - West Port Phase I Progress, July 2021



Figure 6 - West Port Phase II Concept Plan

INDEPENDENT AUDITOR'S REPORT

Florida Statute 163.371(2)(a) requires the most recent complete audit report of the redevelopment trust fund as required in Statute 163.387(8). Because the audit report for Fiscal Year 2020-21 will not be available and able to be included herein by March 31, 2022, the Murdock Village Community Redevelopment Agency shall publish the audit report on its website within 45 days after completion.



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The Charlotte County Economic Development Office has embarked on an active marketing and recruitment campaign and is available to discuss innovative options to further implement projects and develop lots within the Murdock Village Community Redevelopment Area.

For more information, please visit <https://www.charlottecountyfl.gov/cra/murdock-village/> or call Joshua Hudson, Redevelopment Manager at (941) 764-4943 to discuss new projects and opportunities in the area.

Visit www.Cleared4Takeoff.com to view the latest economic development news in Charlotte County.