

MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY



ANNUAL REPORT
FY2023-2024

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About Murdock Village CRA

The Murdock Village Community Redevelopment Area is comprised of approximately 1,200 acres, including canals and rights-of-way, and is located entirely within the jurisdiction and control of unincorporated Charlotte County. The Community Redevelopment Area (CRA) was targeted for redevelopment for various reasons related to development standards and infrastructure.

On May 27, 2003, the Charlotte County Board of County Commissioners adopted Resolution No. 2003-081, which created the Murdock Village CRA and declared that the Board shall also sit ex-officio as the Agency. Currently, the Agency is actively engaged with developers to design and develop areas within the Murdock Village CRA to meet regional market requirements and create an area with a mix of distinct neighborhoods of housing, attractions, and employment.



Figure 1 - 2023 Aerial Map of Murdock Village with CRA Boundaries

Audit Report

The following information is presented in accordance with the reporting requirements of Florida Statute 163.371 (2) (a)

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 2022-23 will not be available and able to be included herein by March 31, 2024, the Murdock Village Redevelopment Agency shall publish the audit report on its website within 45 days after completion.

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 2023-24.

163.371 (2) (b) 2. Expenditures

Total expenditures from the Redevelopment Trust Fund for Fiscal Year 2023-24 were \$3,761,075.

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, 2024, was \$ 282,705,266. (Reported October 7, 2024, 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 2022-23 was \$0 in subsidies, \$15,608 in impact fee waivers, \$15,925.50 regular State Housing Initiatives Partnership (SHIP) rehab and purchase assistance, and \$12,000 in disaster and rental assistance.

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: Kolter Land Partners, LLC., continues with development and land sales within the West Port Community. Expansion into Phase II of Westport broke ground in FY24; 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 and there will be improved connectivity between the west and center sections of Murdock Village with the construction of a vehicular bridge over the Flamingo Waterway.



For more information, please visit <https://www.charlottecountyfl.gov/cra/murdock-village/>