



# Charlotte Harbor Community Redevelopment Agency 2016 Annual Report



## 2016 Accomplishments

- ◆ Harbor Walk Phase 1A Ribbon Cutting and dedication held on June 2, 2016.
- ◆ \$1.3 million in grant awards were received to construct Harbor Walk Phase 1B. Construction is scheduled to begin in summer 2017.
- ◆ Harbor Walk Phase 2 land acquisition completed on the two parcels, approximately 3.6 acres, to expand the access and use of Harbor Walk Phase 1 and create a catalyst site for redevelopment.
- ◆ Revisions to Charlotte County Land Development Code were adopted in November 2016 to further implement the Revitalization Plan.
- ◆ 8th Annual Hands Across the Harbor held at Bayshore Live Oak Park. 1/2 marathon was added to the event.
- ◆ 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 Joseph Tiseo

\* *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

## THE GATEWAY

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 were 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.

Due to funding constraints, the Harbor Walk Project is also divided into several phases. Phase 1A construction began on May 18, 2015 and was completed in June 2016. The new park was dedicated on June 2, 2016 and named Live Oak Point. Charlotte Harbor Town (established in 1862) was first called Live Oak Point and later Hickory Bluff. The new park celebrates the history of the area.



**June 2, 2016 Ribbon Cutting**

# Charlotte Harbor Community Redevelopment Agency

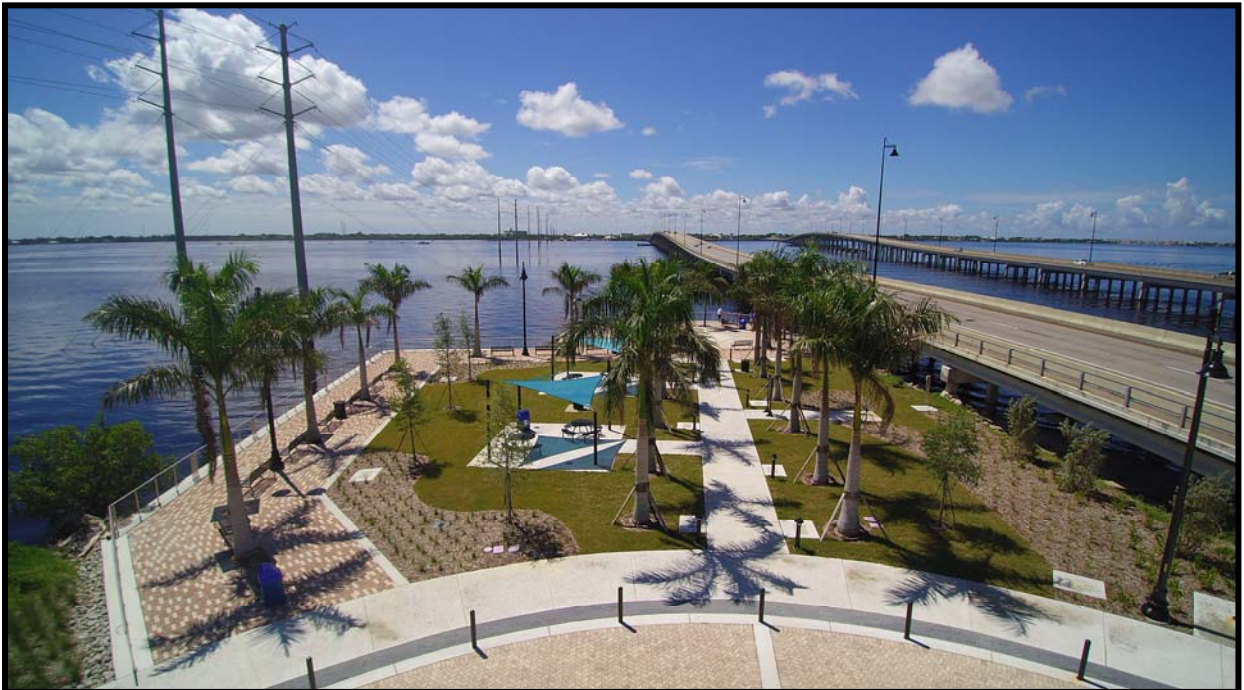
## **Harbor Walk Phase 1A - \$2.9 Million Construction Project**

**Team:** Quality Enterprises USA, Inc. — General Contractor; CDM Smith — CEI Services; Charlotte County Public Works — Project Management; Kimley Horn and Associates — Engineer of Record

**Funding:** The project was funded by a variety of sources including FDOT, Boaters Improvement Fund, WCIND, and Tax Increment.

### **Components of Phase 1A of the project include:**

- An 8-foot wide concrete sidewalk from the Barron Collier Bridge north to Melbourne Street.
- A pedestrian promenade including benches, tree wells with accent lighting, architectural handrails, grassed open space and two shaded seating areas.
- A bathroom facility.
- 59 paved parking spaces.
- Internal pedestrian connections to the promenade, parking, bathroom.
- Decorative lighting and landscaping, including 26 live oak trees.
- Improved access to the beach and a small non-trailer boat launch with direct harbor



**Live Oak Point Park—Dedicated on June 2, 2016**



# Charlotte Harbor Community Redevelopment Agency

## 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 are included in the project. The final design plans were completed in 2015 and construction of the project is pending the final permit from the Army Corps of Engineers. Construction is tentatively scheduled to begin in 2017.



## Harbor Walk Phase 2

In September 2016, the Board of County Commissioners closed on the property adjacent to Live Oak Point. These two parcels will provide improved access to the new park and create an opportunity for a public/private partnership to redevelop the site to create a destination along the waterfront. Funding for this phase was approved in the Charlotte County One Cent Sales Tax Initiative.



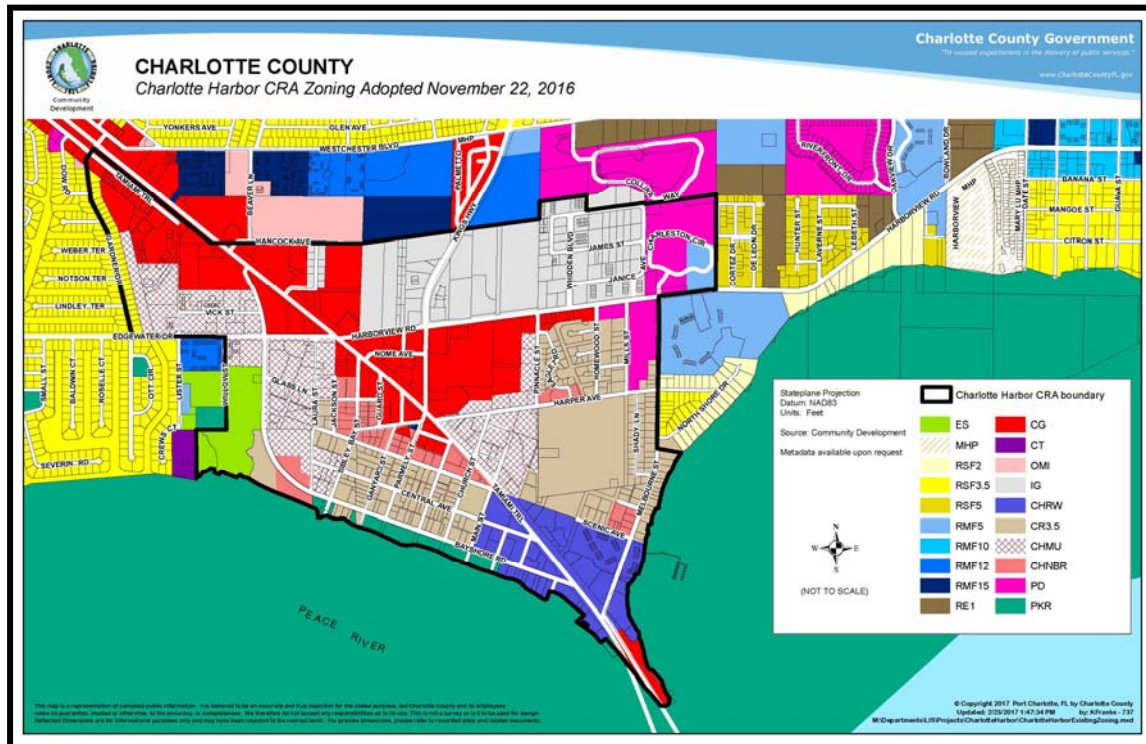
Please Note: Phase 2 Concept Plan does NOT reflect the required building setbacks as adopted in the Riverwalk Zoning District.

# Charlotte Harbor Community Redevelopment Agency

## Land Use Changes

### Revised Land Development Regulations

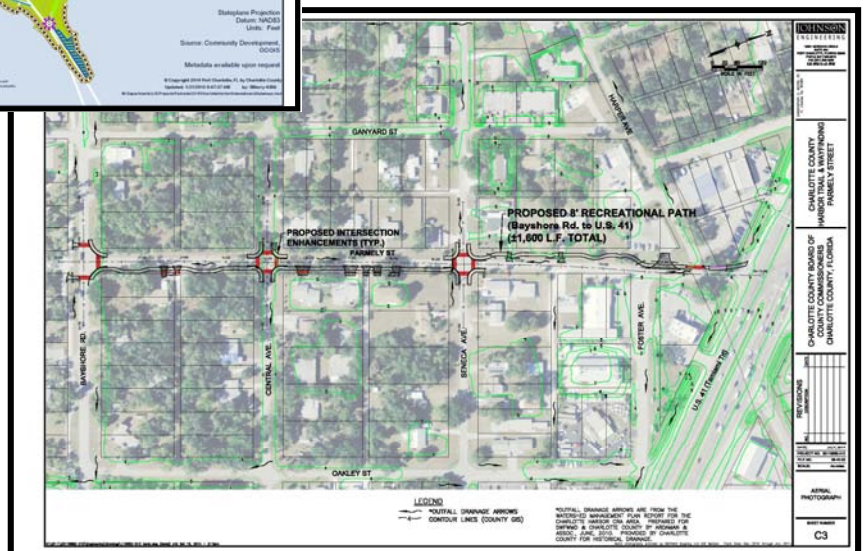
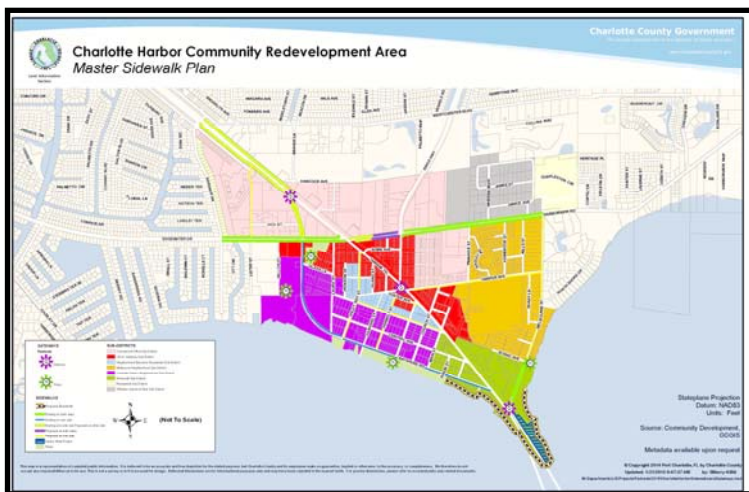
To implement the Revitalization Plan that was adopted in 2015, the Board of County Commissioners adopted revisions to the Charlotte Harbor Land Development Regulations in November 2016. One of the revisions created the new Riverwalk Zoning District. The district allows for up to 24 units per acre and 90 feet of height if specific development standards are met. The new code also provides more flexibility in setbacks and adopted a land use table identifying the permitted uses.



# 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, landscaping 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

## 2004-2017 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

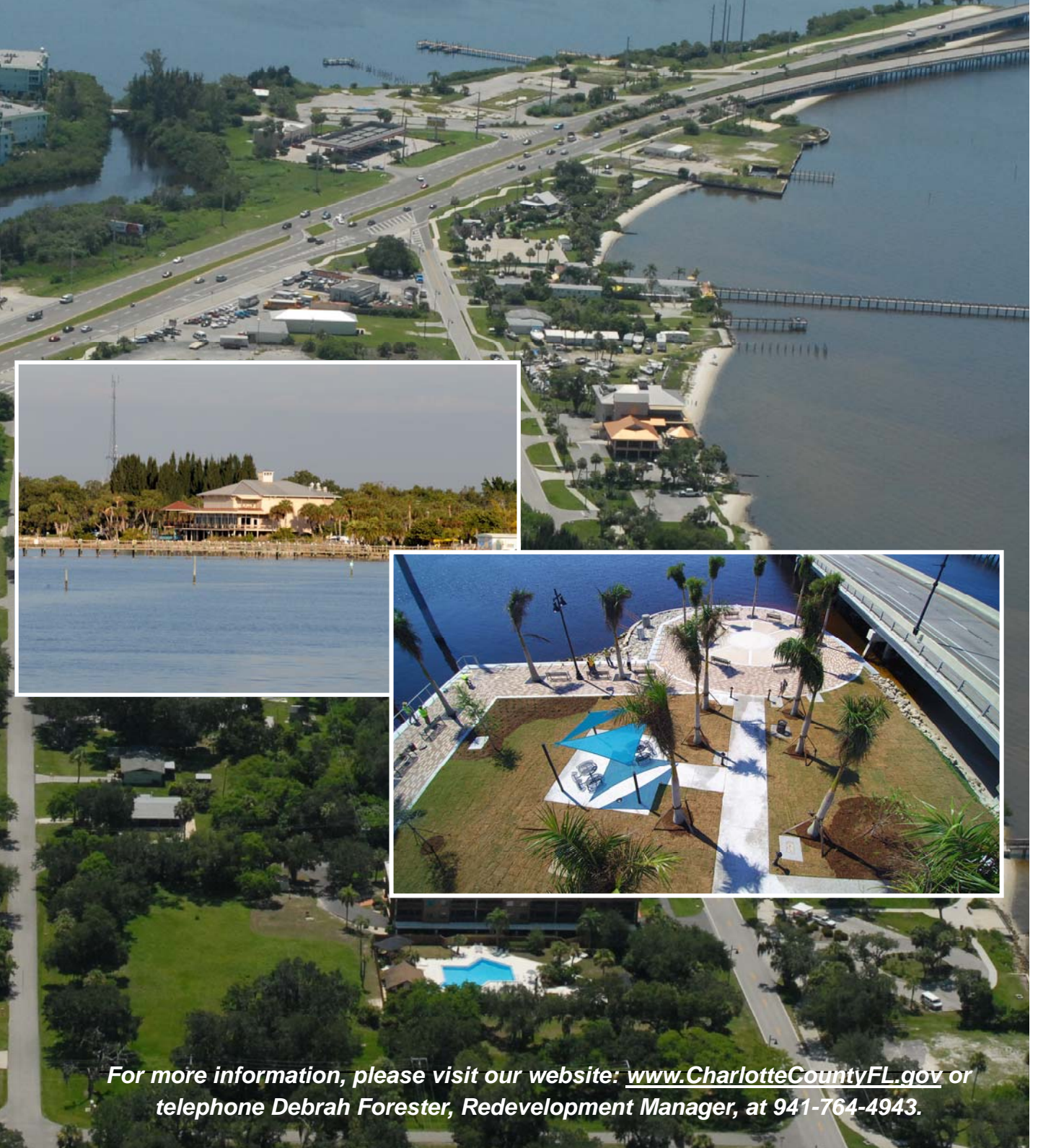
Grants totaling over \$13 million have been received over the past 12 years and have provided significant leverage to the \$2.8 million of tax increment revenues received to allow for the completion of projects within the Charlotte Harbor Community Redevelopment Area.

\*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.



# INVESTMENT OPPORTUNITIES CHARLOTTE HARBOR



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