



ANNUAL REPORT FY 2020-21

Parkside Community Redevelopment Agency

Website: <https://www.charlottecountyfl.gov/cra/parkside/>



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ABOUT PARKSIDE CRA

On Sept. 21, 2010, the Board of County Commissioners unanimously approved the Parkside area as a Community Redevelopment Area. Several public meetings were conducted with more than 100 Parkside residents in attendance at each meeting. As a result of those meetings, the Citizens' Master Plan was written and adopted on August 16, 2011. This Master Plan records the vision of the residents, prescribes actions that will be taken to revitalize the area, and provides guidance for plan initiatives.

Parkside is a community that celebrates and promotes active, healthy living throughout all of life's stages. The Parkside Citizens' Master Plan promotes a sense of community and celebration and has a vision of a great destination, as well as a great place to live, work, and play.

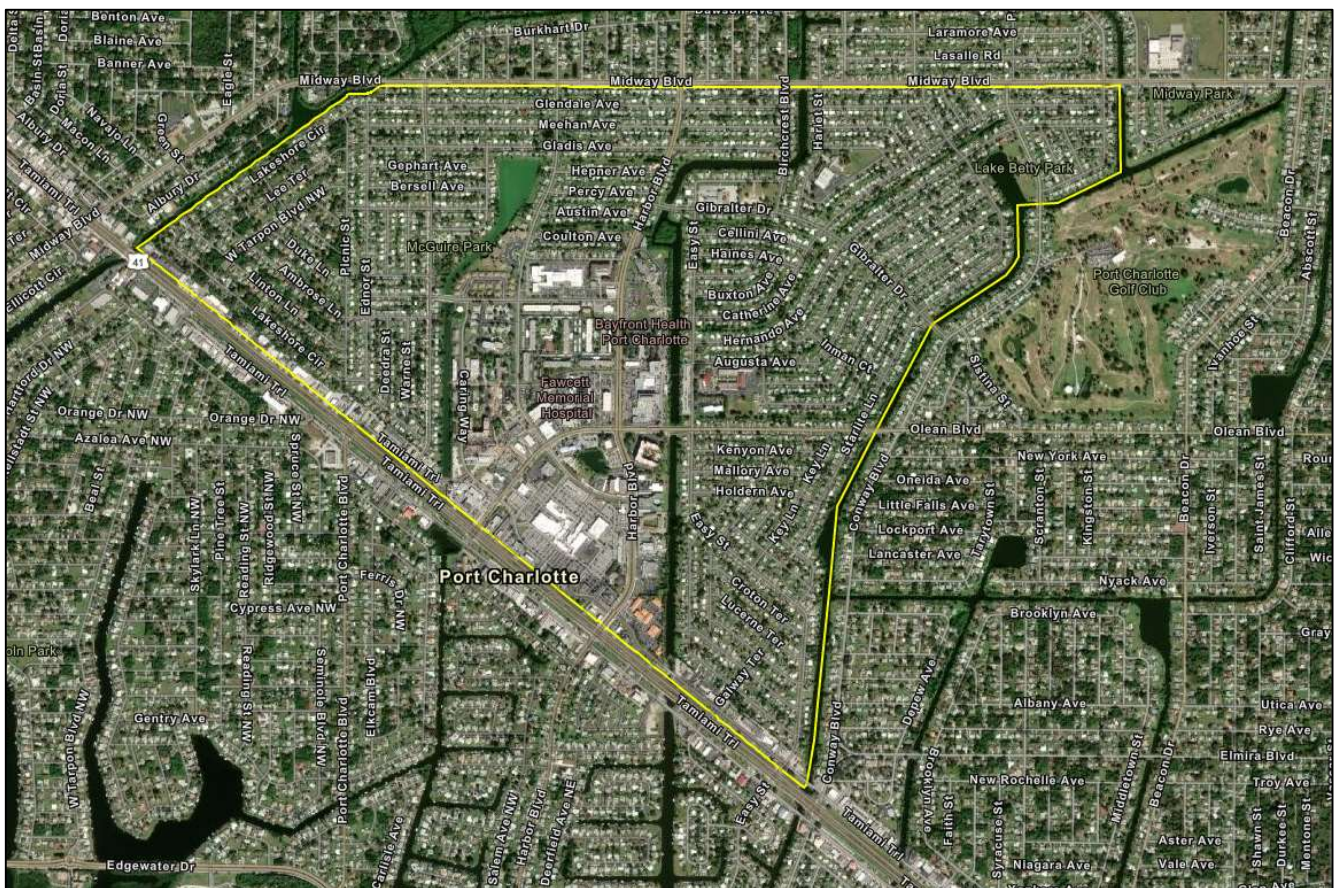


Figure 1 - Aerial Map of Parkside CRA and its Boundaries

FISCAL YEAR 2020-21 GOVERNING BOARD AND STAFF

Parkside Community Redevelopment Agency:

Commissioner Bill Truex, Chair

Commissioner Christopher Constance, Vice Chair

Commissioner Joseph Tiseo, Liaison to Team Parkside

Commissioner Ken Doherty

Commissioner Stephen R. Deutsch

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

Matt Trepal, Principal Planner and Staff Liaison

Janet Johnson, Executive Assistant to the Economic Development Director

COMMUNITY HIGHLIGHTS

Fiscal Year 2020-21 Project Review

Parkside has seen some exciting things happen in during the FY2020-21 period. Improvements at Olean Boulevard continue with Gianetti Construction as the General Contractor. This project is to widen Olean Boulevard from US-41 to Easy Street. This design is a five-lane section with two travel lanes in each direction and a continuous center left/right turn lane in the middle. The design also includes a sidewalk on both sides of Olean Boulevard from Aaron Street to Easy Street, LED decorative lighting, and new traffic signal systems with pedestrian crossings at Aaron Street and Harbor Boulevard. This project will also include multi-use paths and utility expansions on Aaron Street and Gertrude Avenue with LED decorative lighting. Anticipated completion of these projects is May 2022.



Figure 2 - Olean Boulevard Improvements (Charlotte County Public Works)

Financial Highlights

Fiscal Year 2020-21 was a strong year for Parkside. Despite the continuing COVID-19 pandemic situation, taxable assessed property values increased by more than 1.5% over the previous fiscal year. With this continued increase in property values, the Agency continues to make progress in repaying its outstanding debt and is in a better position to begin exploring the possibilities of new projects in the near future.

Operating Highlights

As previously stated, Parkside CRA operations in FY2020-21 included the continued progress of construction at Olean Boulevard and the associated improvement projects attached to the contract.

Additionally, the Charlotte County Family Services Center Phase 1 project on Gibraltar Drive was completed and opened just after the close of the Fiscal Year in October 2021. This project is part of a phased master plan that replaced the previously existing facility with a new building. The project is phased, combining with the adjacent property for a 6-acre site. With more than 17,000 square feet, the new facility will house Charlotte County's 211 Department and will have additional space for youth services and community partners to operate. The project is the last Tier 1 Sales Tax project from the 2014 Sales Tax initiative.

Looking Ahead

With new commercial developments planned in the area, an increasing trend in total property value is expected to continue. Real estate activity in the area is increasing, and there continues to be interest in the area, both from the commercial and residential sectors.

In December 2020, Charlotte County Board of County Commissioners approved the addition of a new Mixed-Use Zoning District to be allowed in specific areas of the County - one of those areas being Parkside CRA. With the potential for developers to utilize this new zoning district and its modernized site plan guidelines and building height allowances, areas of Parkside such as the Promenades Shopping Center could be poised for significant development. Concept plans for the Promenades Shopping Center buildout include the construction of a new mixed-use high-rise at the north side of the property that will house retail business at the ground floor,

professional office space above the retail, and residential units above the professional office floors (see Figures below). This concept would inject a vibrancy to the area, allowing for a pedestrian-friendly development that helps accomplish the stated goals of the Parkside CRA Citizens' Master Plan:

- Safe and Attractive
- Known for Great Public Spaces
- Livable and Walkable
- An Identifiable Destination
- Urban in Character
- Fostering Community
- Supporting Sustainable Economic Growth



Figure 3 - Parkside Village (currently known as Promenades Shopping Center) Site Concept Rendering



Figure 4 - Parkside Village Ground-Level Rendering

FY2020-21 BUSINESS PROFILE

There are approximately 415 businesses registered within the Parkside CRA. From readily available business study data, the following was reported regarding industry classification, sales volume, and number of employees.

Top Business Types in Parkside CRA by NAICS Codes

Primary NAICS	Industry Name	Count
621111	Offices of Physicians (except Mental Health Specialists)	133
621210	Offices of Dentists	13
722511	Full-Service Restaurants	13
621399	Offices of All Other Miscellaneous Health Practitioners	12
624190	Other Individual and Family Services	10
812112	Beauty Salons	10
453998	All Other Miscellaneous Store Retailers (except Tobacco Stores)	8
531110	Lessors of Residential Buildings and Dwellings	8
541110	Offices of Lawyers	8
445120	Convenience Stores	7
812199	Other Personal Care Services	5
813110	Religious Organizations	5
236116	New Multifamily Housing Construction (except For-Sale Builders)	4
446110	Pharmacies and Drug Stores	4
453310	Used Merchandise Stores	4
531210	Offices of Real Estate Agents and Brokers	4
561720	Janitorial Services	4
621112	Offices of Physicians, Mental Health Specialists	4
813319	Other Social Advocacy Organizations	4

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

Business Sales Volumes in Parkside CRA

Sales Volume	No. of Businesses	% of Total
\$0 to \$500,000	202	48.7%
\$500,000 to \$1,500,000	128	30.8%
\$1,500,000 to \$3,000,000	39	9.4%
\$3,000,000 to \$5,000,000	17	4.1%
\$5,000,000 to \$10,000,000	18	4.3%
\$10,000,000 to \$20,000,000	7	1.7%
\$20,000,000 to \$50,000,000	4	1.0%

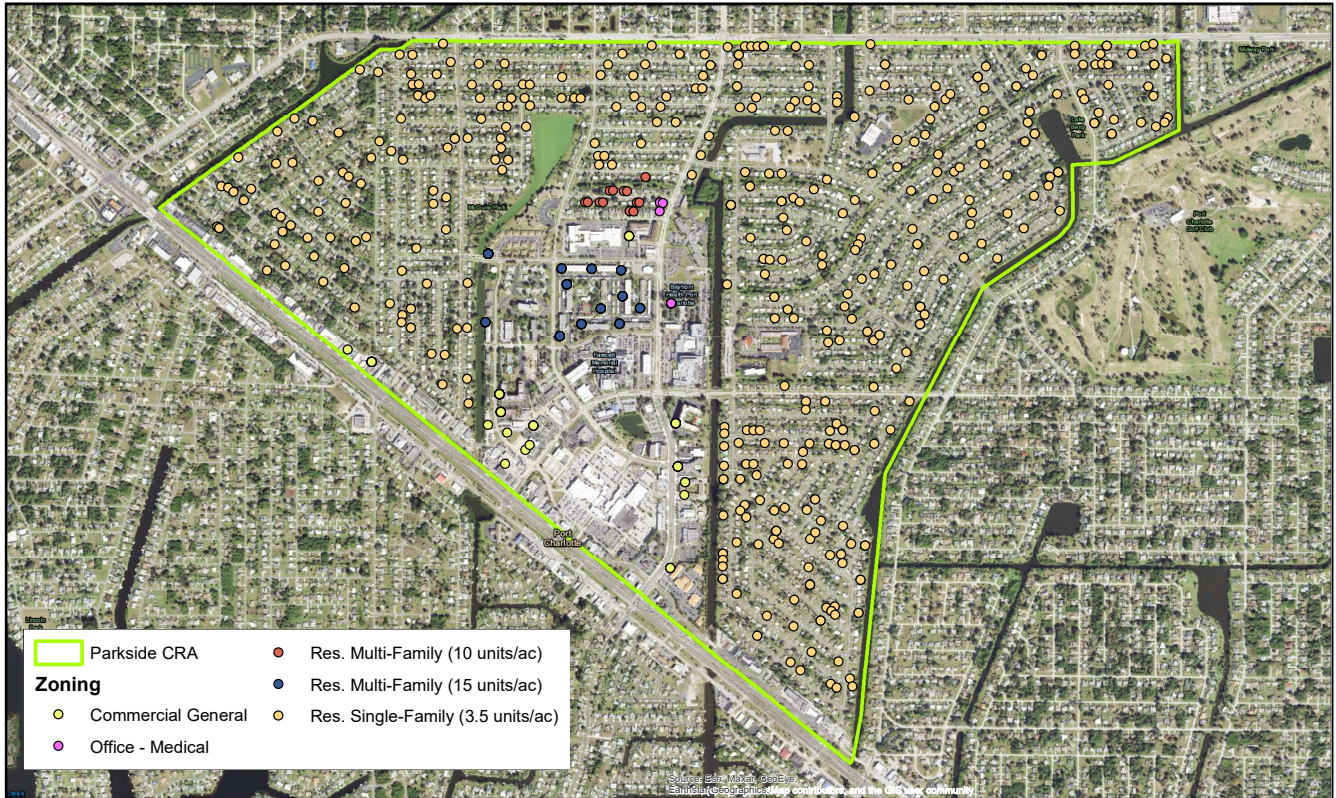
Source: DatabaseUSA.com Business-Level Data (EMSI). Data retrieved November 19, 2021.

Business Employee Size in Parkside CRA

No. of Employees	No. of Businesses	% of Total
1 to 4	185	44.6%
5 to 9	120	28.9%
10 to 19	49	11.8%
20 to 49	36	8.7%
50 to 99	5	1.2%
100 to 249	2	0.5%
250 to 499	1	0.2%
500 to 999	1	0.2%
Unknown	16	3.9%

Source: DatabaseUSA.com Business-Level Data (EMSI). Data retrieved November 19, 2021.

REAL ESTATE SALES SUMMARY



Parkside CRA Fiscal Year 2020-21 Real Estate Sales Summary:

Zoning	Number of Sales	Avg. Sale Price ¹
COMMERCIAL-GENERAL	76	\$ 219,913
MULTI-FAMILY 10 UNITS PER ACRE	6	\$ 151,233
MULTI-FAMILY 15 UNITS PER ACRE	93	\$ 123,713
OFFICE, MEDICAL, INSTITUTIONAL	10	\$ 172,843
RESIDENTIAL-SINGLE FAMILY 3.5 UNITS PER ACRE	286	\$ 134,780
TOTAL		

1 - Average of publicly reported sales values

Source: Charlotte County Property Appraiser's Office

CRA PARK ACTIVITIES

Activities at McGuire Park during FY 2020-21

Throughout the year, McGuire Park hosts a variety of birthday parties, family events, and other activities and programs. The table below is a summary of the notable events during the Fiscal Year 2020-21.

Event Type	Attendance
Cultural Arts in the Parks	100
Mobile Family Center Event	150
Birthday Parties	913

For more information about McGuire Park, visit

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

FISCAL YEAR 2020-21 PERFORMANCE DATA

This section follows the reporting guidelines 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 \$1,955,511.72.

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 (2011) was \$224,514,158.

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 \$360,109,045. (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

Transform Olean Boulevard:

As described in the Parkside Citizens' Master Plan, the transformation of Olean Boulevard is critical to the success of the Parkside CRA. These improvements, along with construction of new multi-use paths and drainage at Gertrude Avenue and Aaron street, will improve the attractiveness of the district, help establish great public spaces, promote the walkability and enjoyment of the area, promote the area's identity as an accessible destination for business and recreation purposes, foster a sense of community, and the improvements support sustainable economic growth. As previously stated, the construction for these improvements continued throughout the year and are expected to be completed in May 2022, and the businesses and residents in the area are very excited to see this project come to fruition.

Repayment of Original BCC Loan:

In Fiscal Year 2020-21 the Parkside CRA taxable assessed property values increased over the previous year. This will result in a larger TIF collections that will contribute to the repayment of the original loan extended to the CRA from the Board of County Commissioners.

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 Parkside Community Redevelopment Agency shall publish the audit report on its website within 45 days after completion.



CHARLOTTE COUNTY

F L O R I D A



CHARLOTTE COUNTY

ECONOMIC DEVELOPMENT
Your Business. Cleared for Takeoff.



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 Parkside Community Redevelopment Area.

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