

CHARLOTTE HARBOR



COMMUNITY REDEVELOPMENT AREA

ANNUAL REPORT
FY2025

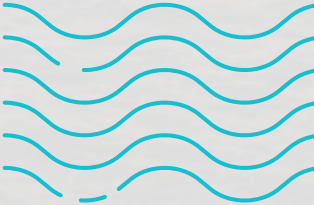




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CHARLOTTE HARBOR CRA

Charlotte Harbor Community Redevelopment Agency (CRA) was established by the Charlotte County Board of County Commissioners by Resolution 92-251 on November 3rd, 1992, by way of Florida Statute 163.356. Since then, a linear park along the shore of Charlotte Harbor on Bayshore Drive has been completed, and the Dick Loftus bridge has been built on Melbourne Street with decorative lighting in place. Central sewer and water lines have been installed, setting the stage for opportunities for private investment. Specific architectural standards continue to enhance the historic character of the area and encourage pedestrian-friendly development.





ABOUT CHARLOTTE HARBOR CRA

Public Purpose Statement:

Revitalize the Charlotte Harbor area by promoting the ambiance of an old Florida waterfront community with its tree canopy.



SUNSEEKER RESORT

Charlotte Harbor Community Development Code - On November 22, 2016, the Board of County Commissioners adopted the proposed changes to the County's Zoning District Regulations specific to Charlotte Harbor CRA.

FS 189.0694

Special Districts; Performance Measures & Standards

“Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district’s goals and objectives are being achieved.”



BAYSHORE PARK

SUMMARY

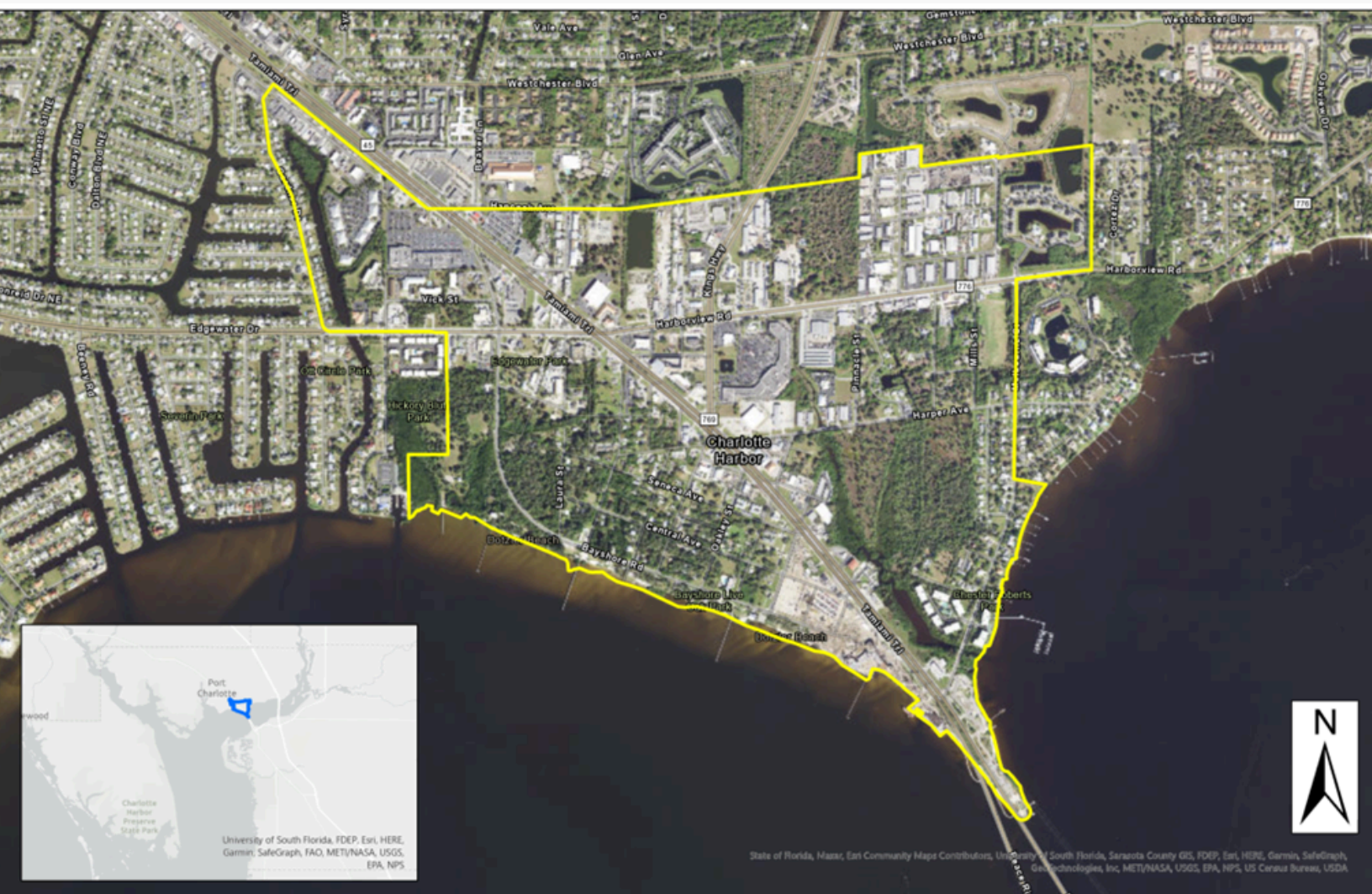
Since its establishment in 1992, the Charlotte Harbor Community Redevelopment Agency has successfully executed numerous projects in alignment with its master plan.

Among these initiatives are designs for the widening of Parmely Street and the addition of sidewalks, as well as the development of a multi-use path along Melbourne Street to promote a livable and walkable community.

The Sunseeker Resort, completed in 2023 and subsequently acquired by Blackstone in 2025, is strategically located along the riverfront, west of US-41, taking place as the Riverwalk Place in the Master Plan. This resort is set for further expansion, with plans for a convention center and water park currently in progress adjacent to the property.

In addition, new projects for Whiskey Joe's and Harpoon Harry's are currently in the planning and permitting stages.

Charlotte Harbor continues to attract the interest of developers and businesses eager to invest in the region's growth.



CHARLOTTE HARBOR



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 2024-25 will not be available and able to be included herein by March 31, 2025, the Charlotte Harbor Community Redevelopment Agency shall publish the audit report on its website within 45 days after completion or will be available via QR code.

FLORIDA AUDITOR GENERAL E-FILE



CHARLOTTE HARBOR CRA 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

Bayshore Park Parking Improvements & Pedestrian Walkways Connector - Actual for FY25 - **\$0**
 Melbourne Street MUP - Actual for FY25 - **\$110,596**
 Parmely Street Improvements - Actual for FY25 - **\$468,000**

163.371 (2) (b) 2. Expenditures

Total expenditures from the Redevelopment Trust Fund for Fiscal Year 2024-25 were **\$257** for Other Current Charges & Obligations, **\$1,200,000** in Loan Repayment, **\$110,596** for Melbourne St MUP, **\$468** for Parmely St Improvements; totaling **\$1,313,797.00**

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

The original assessed real property values (2003) of property within the Redevelopment Area as of the day the Agency was created was **\$122,374,571**.

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

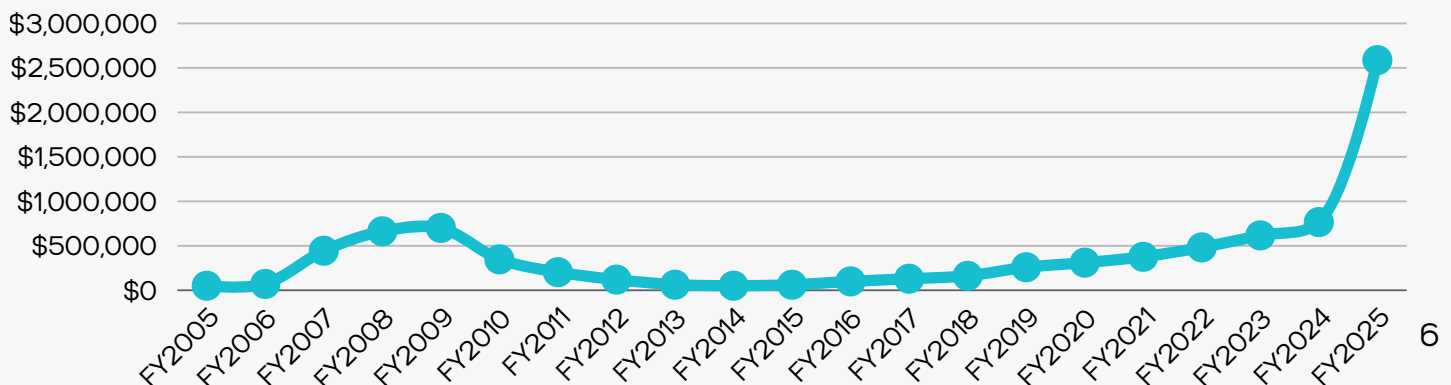
The total assessed real property values of property within the Redevelopment Area as of January 1, 2025, was **\$531,315,682**.
 (Reported October 7, 2025, by Charlotte County Property Appraiser's Office)

163.371 (2) (b) 5. Housing Expenditures

The total amount expended for affordable housing for low-income and middle-income residents in Fiscal Year 2024-25 was **\$81,573.46**. This includes **\$0** in subsidies, **\$31,216.00** in impact fee waivers, **\$32,240.00** in regular State Housing Initiatives Partnership (SHIP) rehab and purchase assistance, and **\$18,117.46** in disaster and rental assistance.

CRA Tax Increment Financing (TIF) revenues are used exclusively to fund redevelopment projects, public infrastructure, and improvements within a designated, blighted, or underperforming geographical area to stimulate economic growth. These funds, generated by capturing increases in property tax revenue, are reinvested into projects like roads, utilities, parks, and affordable housing.

TIF Revenues Since Inception





TOTAL REVENUES FOR FY25



Revenues	Actual FY25
Taxes, Fees, Charges & Assessments	\$0
Tax Increment Financing Revenues	\$2,587,517
Interest Earned	\$167,073
Internal Transfers - General Fund	\$0
Sale of Land	\$0
Debt Proceeds	\$0

TOTAL IMPACT FEES FOR FY25



Impact fees are one-time charges levied by local governments on new developments to assist with funding the infrastructure required by new growth. The concept behind impact fees is that while development can bring many benefits, it also affects infrastructure needs. New development adds people, which means more traffic to roadways and other transportation infrastructure, as well as increasing the demand for parks and recreational facilities, libraries, law enforcement, fire and emergency management facilities, schools, and other public buildings. To accommodate this growth, additional capital investment is required.

MID-COUNTY

**\$380.93
TOTAL**

Fee Allocation	Total Sum
EMS	\$188.78
FIRE	\$566.34
SHERIFF	\$638.33
ADMIN	\$212.30
ROAD 77	(\$943.11)
ROAD 23	(\$281.71)

Summary of County Ordinance Sec. 3-3.5-9 - Use of Funds

The county has 2 road impact fee districts, divided by the Peace River.

- 77% of the fees must stay in its district (Mid-County and Myakka)
- Exception (23% rule): 23% of all road impact fees can be used for interdistrict roads (roads that connect or benefit both districts, like U.S. 41).
- This portion can be spent in either district, as long as it supports interdistrict transportation.

Shared-benefit projects:

- Bridges, bridge approaches, and river-based recreational facilities can be funded from either side, since they benefit both.

Other impact fees (not road-related):

- Libraries, regional/specialty parks, law enforcement, EMS, and public buildings → can be used anywhere in the county.
- Community parks → only in unincorporated areas.
- Fire/rescue fees → only in unincorporated areas, excluding the Englewood Fire District.
- Debt financing: Impact fees can be used to repay bonds or debt issued to fund eligible capital facilities.