

MURDOCK VILLAGE



COMMUNITY REDEVELOPMENT AREA
ANNUAL REPORT
FY2025



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MURDOCK VILLAGE CRA

Murdock Village CRA was established by the Charlotte County Board of County Commissioners by Resolution 2003-081 on May 27, 2003 by way of Florida Statute 163.356.



FLAMINGO BLVD CONNECTOR



ABOUT MURDOCK VILLAGE CRA

Total acreage: 1,197.8 ±

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

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

FS 189.0694

Special Districts; Performance Measures & Standards

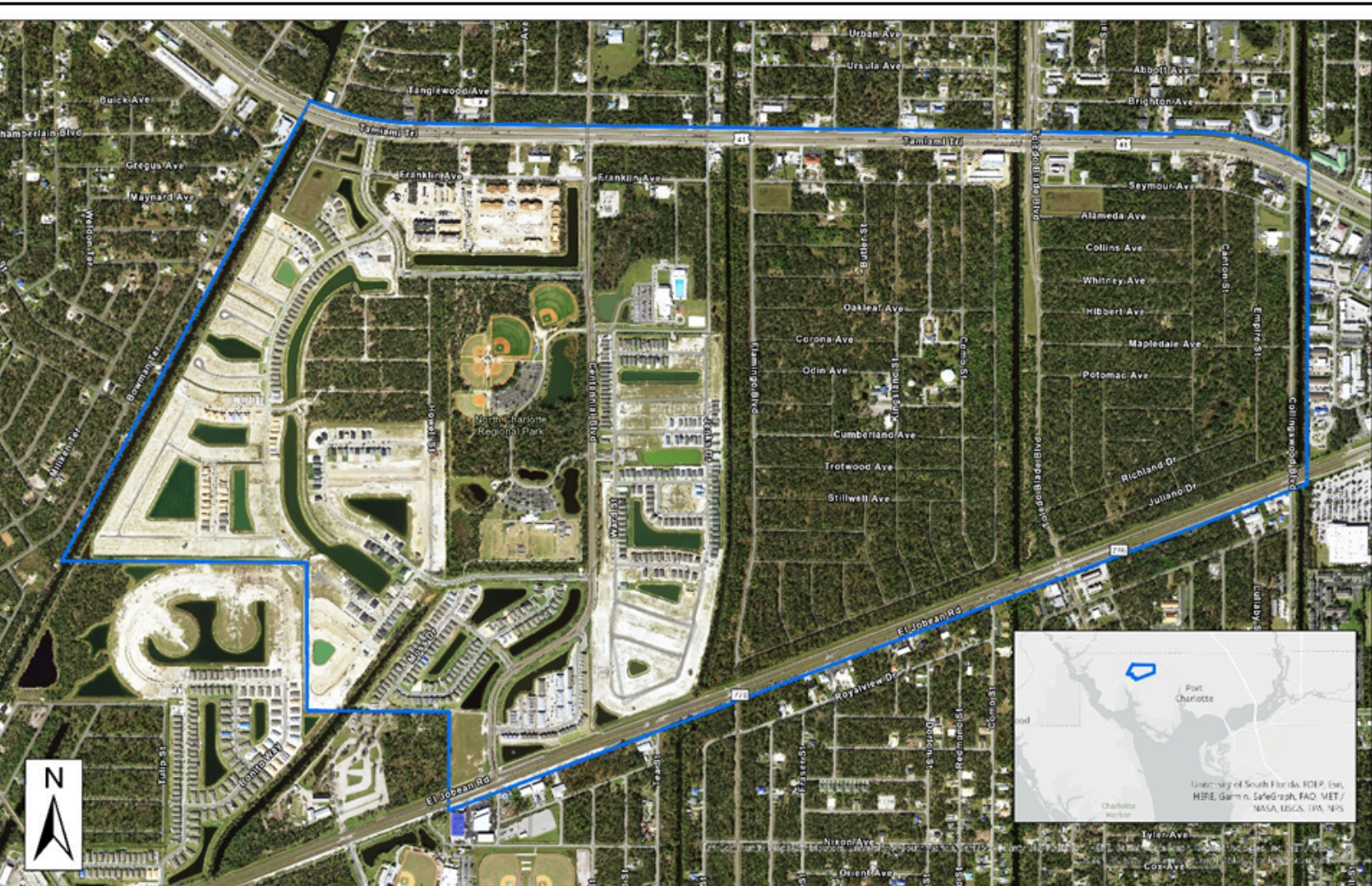
“Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district’s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



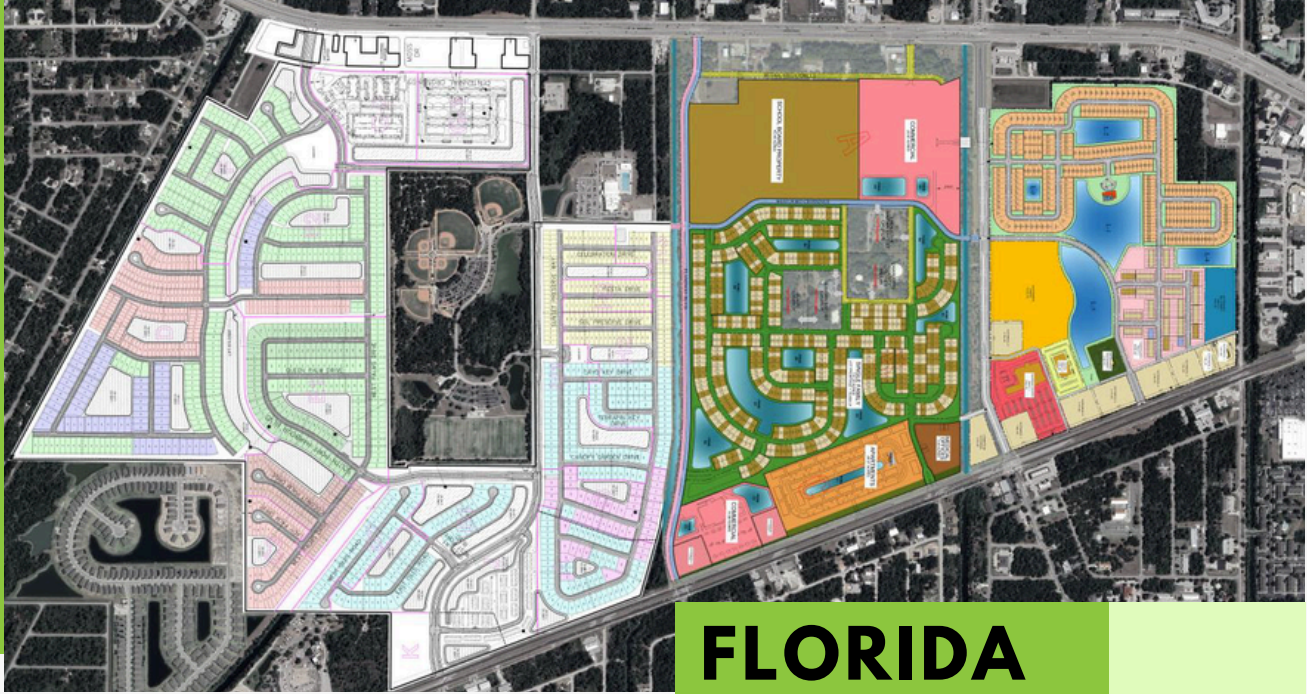
SUMMARY

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.



MURDOCK VILLAGE



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 Murdock Village 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



MURDOCK VILLAGE 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

No CRA-funded projects were started or completed during Fiscal Year 2024-25.

163.371 (2) (b) 2. Expenditures

Total expenditures from the Redevelopment Trust Fund for Fiscal Year 2024-25 were **\$3,755,828**.

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

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

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

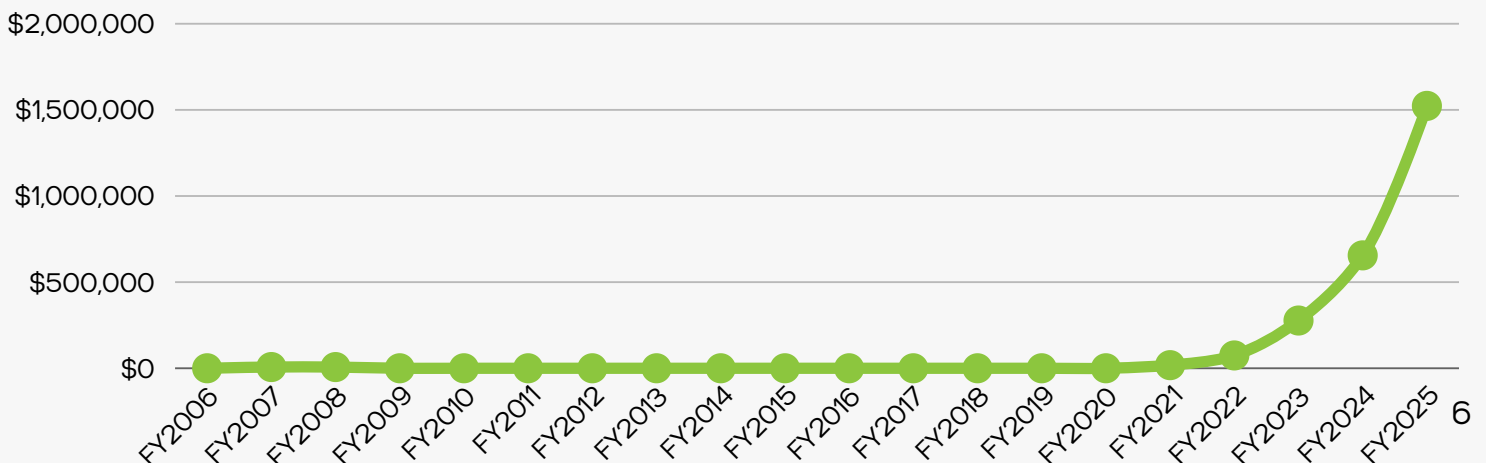
The total assessed real property values of property within the Redevelopment Area as of January 1, 2025, was **\$585,013,834**.
(Reported October 7, 2025, by Charlotte County Property Appraiser's Office)

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 **\$104,564.00**, including **\$0** in subsidies, **\$7,804.00** in impact fee waivers, **\$84,760.00** regular State Housing Initiatives Partnership (SHIP) rehab and purchase assistance, and **\$12,000.00** 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	\$665,930
Tax Increment Financing Revenues	\$1,523,150
Interest Earned	\$813,408
Internal Transfers - General Fund	\$3,750,000
Grant Reimbursements	\$0
Sale of Land	\$98,055
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

Fee Allocation	Total Sum
EMS	\$10,074.66
FIRE	\$30,223.50
SHERIFF	\$63,789.00
ADMIN	\$29,831.00
PARKS	\$35,106.00

MYAKKA

Fee Allocation	Total Sum
EMS	\$90.50
FIRE	\$271.50
SHERIFF	\$573.00
ADMIN	\$268.00
PARKS	\$312.00

\$879,368.16
TOTAL

MID-COUNTY & MYAKKA ROADS

Fee Allocation	Total Sum
ROAD 77 - MID/MYA	\$545,798.33
ROAD 23 - MID/MYA	\$163,030.67

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.