



# ANNUAL REPORT FY 2021-22

**Murdock Village Community Redevelopment Agency**

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Website: <https://www.charlottecountyfl.gov/cra/murdock-village/>



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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 was targeted for redevelopment for various reasons related to development standards and infrastructure. While the area contained approximately 3,000 platted or subdivided lots, only 77 homes were constructed since platting occurred more than three decades ago.

On May 27, 2003, the Charlotte County Board of County Commissioners adopted Resolution No. 2003-081 which created the Murdock Village Community Redevelopment Agency (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 Murdock Village to meet regional market requirements and create an area with a mix of distinct neighborhoods of housing, attractions, and employment.

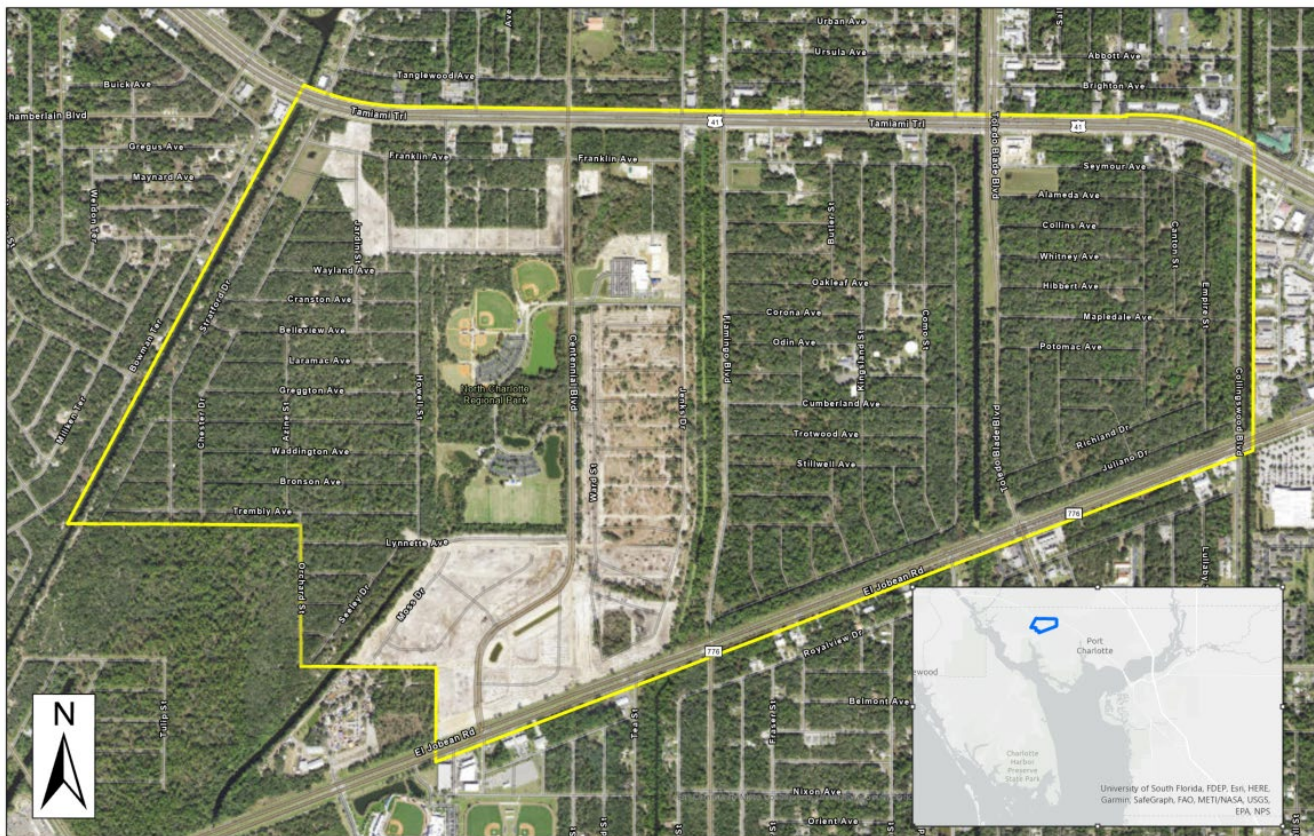


Figure 1 - Aerial Map of Murdock Village with CRA Boundaries

# GOVERNING BOARD, ADVISORY COMMITTEE, AND STAFF

## **Murdock Village Community Redevelopment Agency:**

Commissioner Bill Truex, Chair

Commissioner Christopher Constance, Vice Chair

Commissioner Stephen R. Deutsch

Commissioner Ken Doherty

Commissioner Joseph Tiseo

## **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

Shaun Cullinan, Planning and Zoning Official, Staff Liaison

Janet Johnson, Executive Assistant to the Economic Development Director

# COMMUNITY HIGHLIGHTS

## **Fiscal Year 2021-22 Project Review**

Murdock Village has seen some exciting activity in during the FY2021-22 period. Development of the West Port community by Kolter Land is well underway, with 83 residential single-family homes sold, as well as 30 multi-family units during the fiscal year. Additionally, Kolter Land's West Port Phase II concept will extend West Port into the center area of the CRA and bridge the Flamingo Waterway to connect the two phases. Concept plans show that Flamingo Boulevard will be accessible from SR-776 at the south side of the CRA, and Kolter has also agreed to make improvements to other internal rights-of-way to ensure a robust network of roadway access throughout the CRA. Currently this site plan is under review with Charlotte County, and a closing date for the sale of this CRA-owned property has not yet been determined.

Additionally, Herman Kittle has begun construction of Swiftwater Apartments, a development that will include 288 residential units among 12 buildings. The community will also include amenities such as a community pool, dog park, and a clubhouse. Adjacent to Swiftwater, construction at The Springs at West Port has also begun. This residential multi-family development by Continental Properties will include 216 residential units and amenities such as a pool, fitness center, pet spa, and car care center.

Along the US-41 corridor in Murdock Village, the CRA has actively been advertising commercial properties for sale and actively engaging with adjacent property owners to dispose of CRA-owned parcels. In February of 2022, the CRA was able to close the sale of seven parcels between Tamiami Trail and Franklin Avenue to an interested developer.

## Financial Highlights

The vast majority of Murdock Village remains vacant; however, the total assessed property values in the CRA continue to rise above the baseline value that was established in 2005. FY2021-22 saw a 115% increase in total assessed property values over the previous fiscal year, and this can be attributed to the ongoing development at West Port, increased interest in commercial real estate along US-41, as well as an overall increase in property values throughout the entirety of Charlotte County.

In 2008, the Charlotte County Board of County Commissioners adopted a covenant that requires payment of a Community Redevelopment Assessment at the time of transfer of any parcel within the core areas of Murdock Village. The assessment of 0.75% of the sales price of properties in the area is deposited in the Murdock Village Community Redevelopment Trust Fund “...to reimburse or defray the costs advanced and extended by the County and CRA to establish the CRA, acquire land within the Community Redevelopment Area and implement the advantages and benefits of the community redevelopment regime for the Community Redevelopment Area.” As of the closing of Fiscal Year 2021-22, approximately \$370,000 has been assessed over the sale of 133 properties.

## Operating Highlights

The new County Fire Station 2 officially began operations in July 2022. The new scalable fire station replaces an older station and is located near the intersection of Seymour Avenue and Collingswood Boulevard in Murdock Village.

## Looking Ahead

With new residential, commercial, and public developments planned, and some already under construction, an increasing trend in total property value is expected for the foreseeable future. Real estate activity in the surrounding area is increasing, and there continues to be interest in the Murdock Village area, both from the commercial and residential sectors.

# MURDOCK VILLAGE BUSINESS PROFILE

During Fiscal Year 2021-22, there were 56 businesses identified within the Murdock Village CRA, According to Lightcast and DatabaseUSA.com. From readily available business study data, the following was reported regarding industry classification, sales volume, and number of employees.

## Top Business Types in Murdock Village CRA by NAICS Codes

Primary NAICS	Industry Name	Count
531210	Offices of Real Estate Agents and Brokers	6
442210	Floor Covering Stores	3
524210	Insurance Agencies and Brokerages	3
561710	Exterminating and Pest Control Services	3
238110	Poured Concrete Foundation and Structure Contractors	2
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers	2
445120	Convenience Stores	2
811192	Car Washes	2
813110	Religious Organizations	2

Source: DatabaseUSA.com Business-Level Data (Lightcast). Data retrieved October 14, 2022.

### Business Sales Volumes in Murdock Village CRA

Sales Volume	No. of Businesses	% of Total
\$0 to \$500,000	20	35.7%
\$500,000 to \$1,500,000	15	26.8%
\$1,500,000 to \$3,000,000	13	23.2%
\$3,000,000 to \$5,000,000	2	3.6%
\$5,000,000 to \$10,000,000	4	7.1%
\$10,000,000 to \$20,000,000	2	3.6%

Source: DatabaseUSA.com Business-Level Data (Lightcast). Data retrieved October 14, 2022.

### Business Employee Size in Murdock Village CRA

No. of Employees	No. of Businesses	% of Total
1 to 4	18	32.1%
5 to 9	19	33.9%
10 to 19	10	17.9%
20 to 49	8	14.3%
Unknown	1	1.8%

Source: DatabaseUSA.com Business-Level Data (Lightcast). Data retrieved October 14, 2022.



# MURDOCK VILLAGE REAL ESTATE SALES SUMMARY

Below is a summary of the property sales within the boundaries of Murdock Village CRA for Fiscal Year 2021-22:

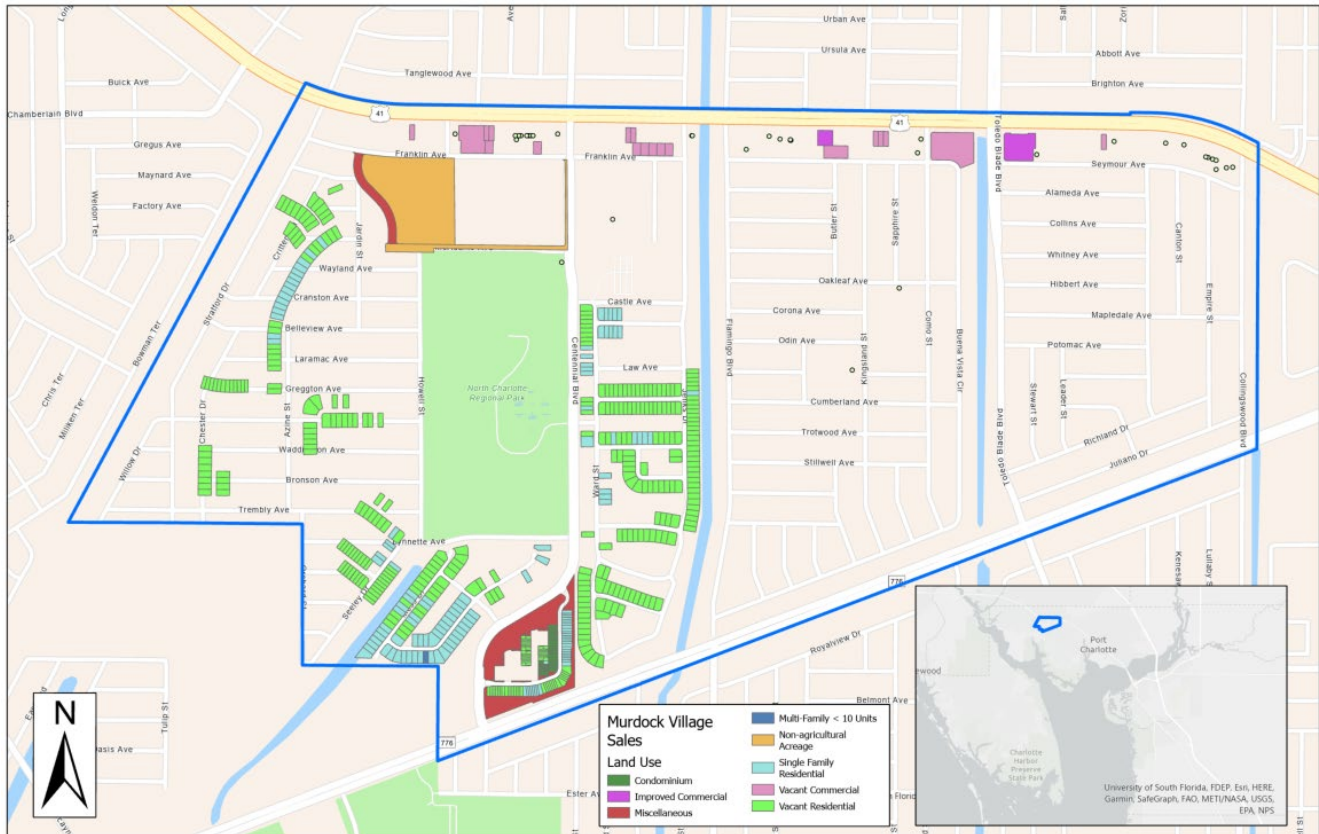


Figure 2 - Map of Property Sales within Murdock Village CRA, FY2021-22

Murdock Village CRA Fiscal Year 2021-22 Real Estate Sales Summary:

Description	Number of Records	Average Sale Price
Single Family Residential	83	\$ 360,282
Multi-Family Residential	30	\$ 274,100
Commercial	1	\$ 7,493,900
Vacant Parcels (various acreages)	313	\$ 148,062

Source: Charlotte County Property Appraiser's Office

# MURDOCK VILLAGE CRA PARK ACTIVITIES

## **Notable Activities at Centennial Park during FY 2021-22**

Many organizations, groups, and individuals have taken note of Centennial Park's new and upgraded facilities. The Aquatic Center has served as the venue for various swim meets, practices, and training for schools, clubs, and universities. Meeting space and conference rooms have often been utilized by various Charlotte County Government departments, as well as private businesses and organizations. Additionally, the outdoor sports fields have a history of hosting baseball, softball, and soccer tournaments for the Southwest Florida region and beyond.

The table below is a summarized list of notable activities (not an all-inclusive list) at Centennial Park during the fiscal year. Additional utilization of the park facilities, including the Recreation Center and Aquatic Center include various workshops, organizational meetings (private organizations and local government), team swim practices and meets, training sessions, summer camps, and youth functions.

Organization Name	Facility Type	No. of Bookings	Estimated Total Attendance
Class 2A Region 4 District 10 HS Swim Championships	Aquatic Center	1	500
Port Charlotte Gun and Knife Shows 2022	Gymnasium	4	1,600
Lennar Company Party	Gymnasium	1	350
SeaDragon Swim Meets	Aquatic Center	6	1,300
Splash Bash	Open Space	1	250
CCSF Soccer	Soccer Fields	15	3,200
Little League Baseball and Softball	Baseball and Softball Fields	38	7,600
USSSA Baseball	Baseball Fields	12	2,400
US Amateur Basketball State Championships Tournament	Gymnasium	4	400
Snowbird Classic Baseball	Baseball Fields	86	12,900

For more information about Centennial Park, visit

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

# 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 2021-22.

## **163.371 (2) (b) 2. Expenditures**

Total expenditures from the Redevelopment Trust Fund for Fiscal Year 2021-22 were \$4,783,634.

## **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, 2022 was \$30,212,475. (Reported October 6, 2021 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 2021-22 was \$0.

### **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:** As previously stated, Kolter Land Partners LLC continues with development and land sales within the West Port community and is working closely with County staff to complete infrastructure improvements residential subdivisions. With Kolter's future expansion of West Port into the center portion of Murdock Village (Phase II) and a vehicular bridge across the Flamingo Waterway, there will be improved connectivity between the west and center sections of Murdock Village. 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, as well as the potential for a medical office facility to service the surrounding area. Figures 5 and 6 below help illustrate the size and significance of this development and its impact on the Murdock Village CRA.



Figure 3 - West Port Phase I Progress, November 2022



# 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 2021-22 will not be available and able to be included herein by March 31, 2023, the Murdock Village Community Redevelopment Agency shall publish the audit report on its website within 45 days after completion.*





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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 Murdock Village Community Redevelopment Area.

For more information, please visit <https://www.charlottecountyfl.gov/cra/murdock-village/> or call Joshua Hudson, Redevelopment Manager at (941) 764-4943 to discuss new projects and opportunities in the area.

Visit [www.Cleared4Takeoff.com](http://www.Cleared4Takeoff.com) to view the latest economic development news in Charlotte County.