



ANNUAL REPORT FY 2019-20

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 Aug. 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.

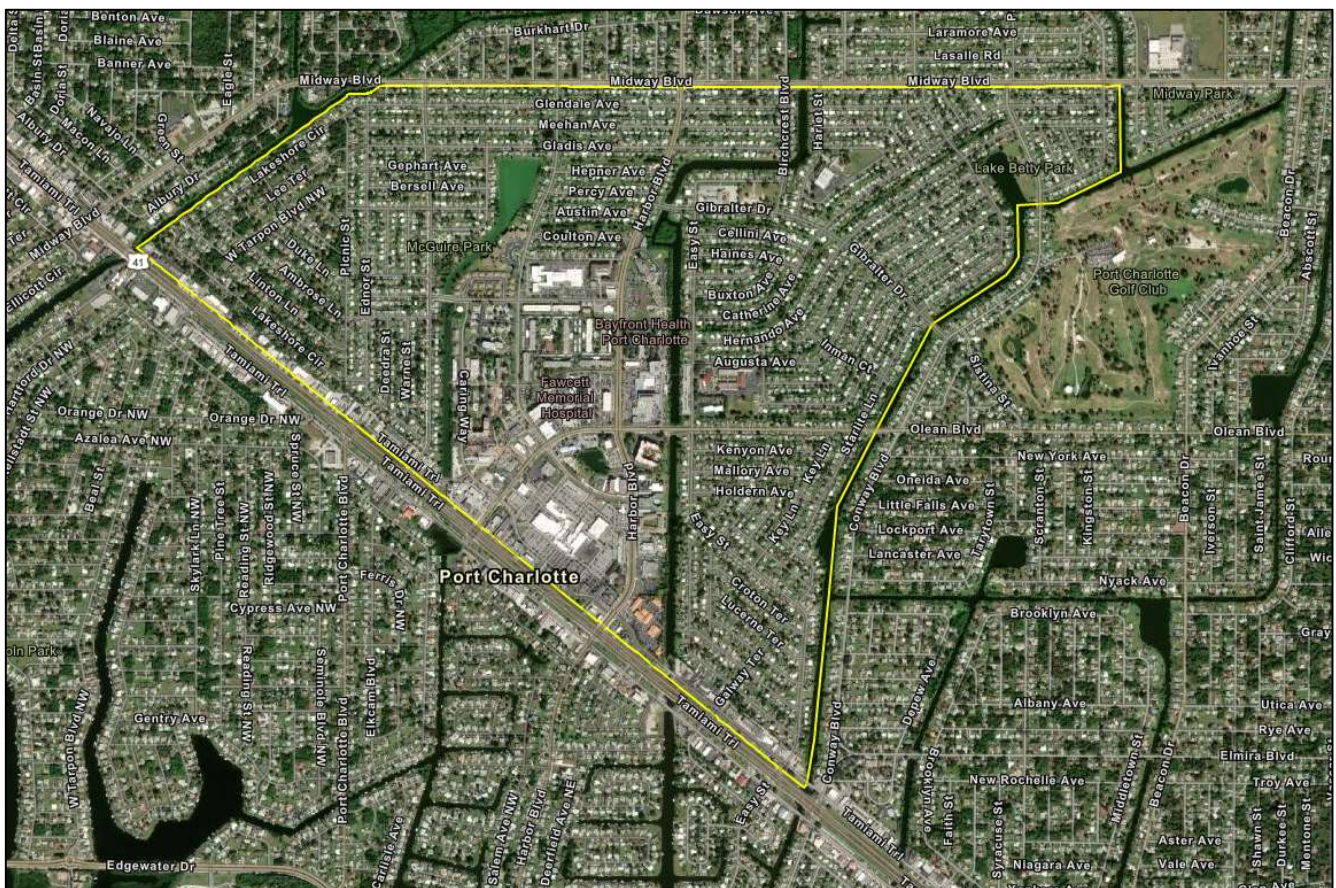


Figure 1 - Aerial Map of Parkside CRA and its Boundaries

FISCAL YEAR 2019-20

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

Dave Gammon, Economic Development Director

Thomas David, Assistant County Attorney

Joshua Hudson, Redevelopment Manager

Matt Trepal, Principal Planner and Staff Liaison

Janet Johnson, Executive Assistant to the Economic Development Director

COMMUNITY HIGHLIGHTS

Fiscal Year 2019-20 Project Review

Parkside has seen some exciting things happen in during the FY2019-20 period. Improvements to Olean Boulevard began with Gianetti Construction as the General Contractor. In addition to the work at Olean, there will be drainage and multi-use path improvements at Gertrude Avenue and Aaron Street.



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

Financial Highlights

Fiscal Year 2019-20 was a strong year for Parkside. Despite the COVID-19 pandemic situation throughout most of the fiscal year, taxable assessed property values increased by nearly five percent from the previous fiscal year. With this continued increase in property values, the Agency has made good progress in repaying its original debt and is in a better position to begin exploring the possibilities of new projects in the near future.

Operating Highlights

Parkside CRA operations in FY2019-20 included the award of the Gertrude Avenue and Aaron Street improvements contract and commencement of construction.

Additionally, the Charlotte County Family Services Center project on Gibraltar Drive broke ground this year. This project is part of a phased master plan that will replace the 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.

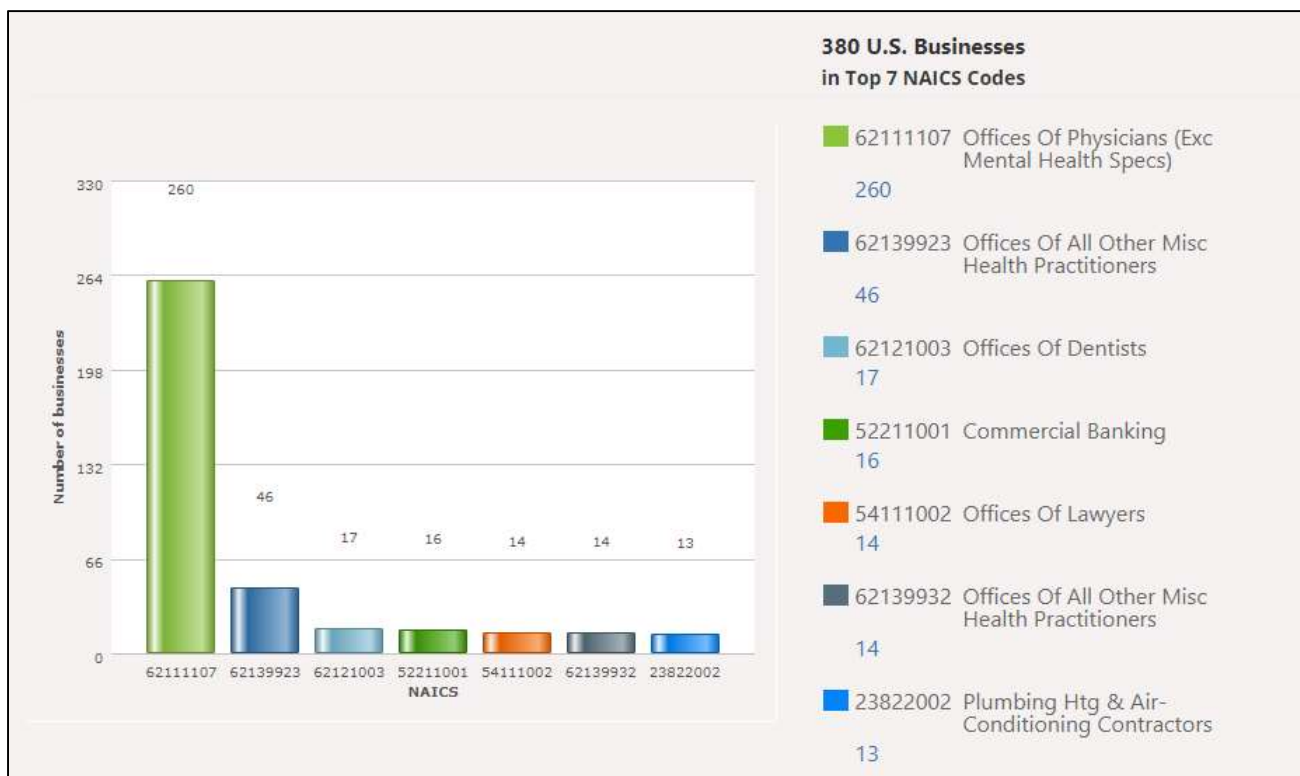
Looking Ahead

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. Team Parkside and members of the public have expressed interest in construction of improved pedestrian walkways along Caring Way, and with the expectations of increasing revenue in the coming years, this project will be explored by County staff.

FY2019-20 BUSINESS PROFILE

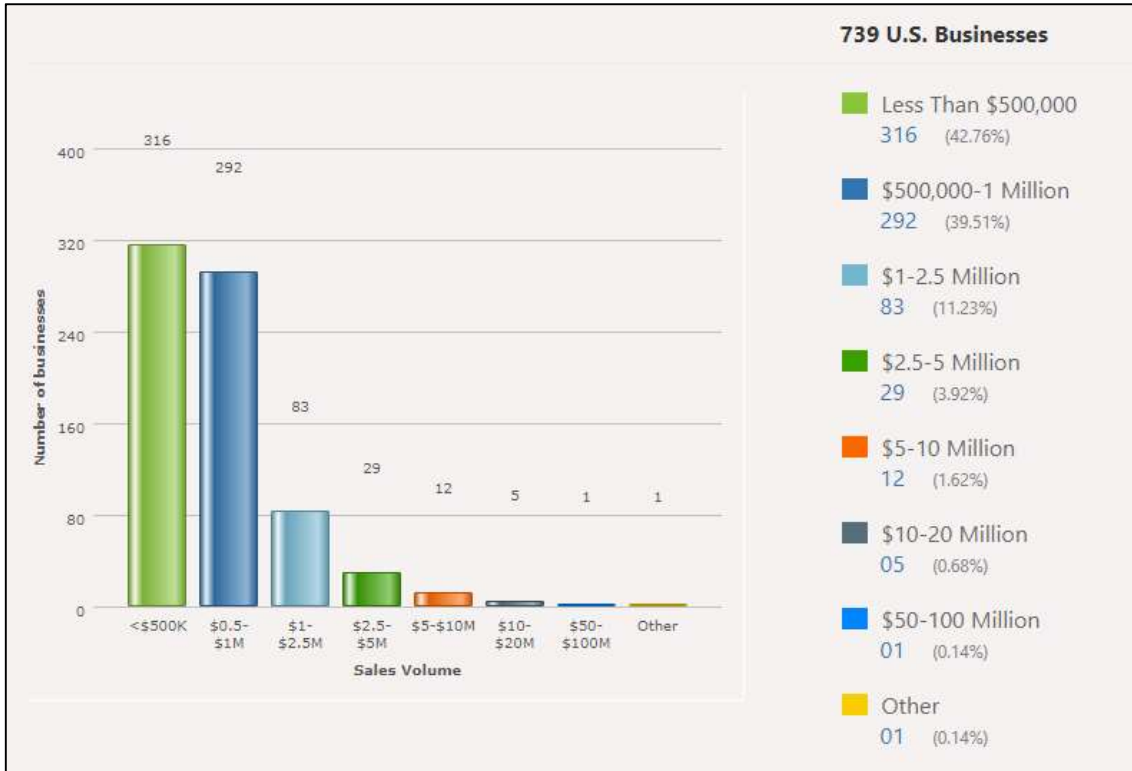
There are approximately 830 businesses registered within the Parkside CRA. From readily available business study data, the following was reported regarding industry classification, sales volume, and number of employees.

Top Business Types in Parkside CRA by NAICS Codes



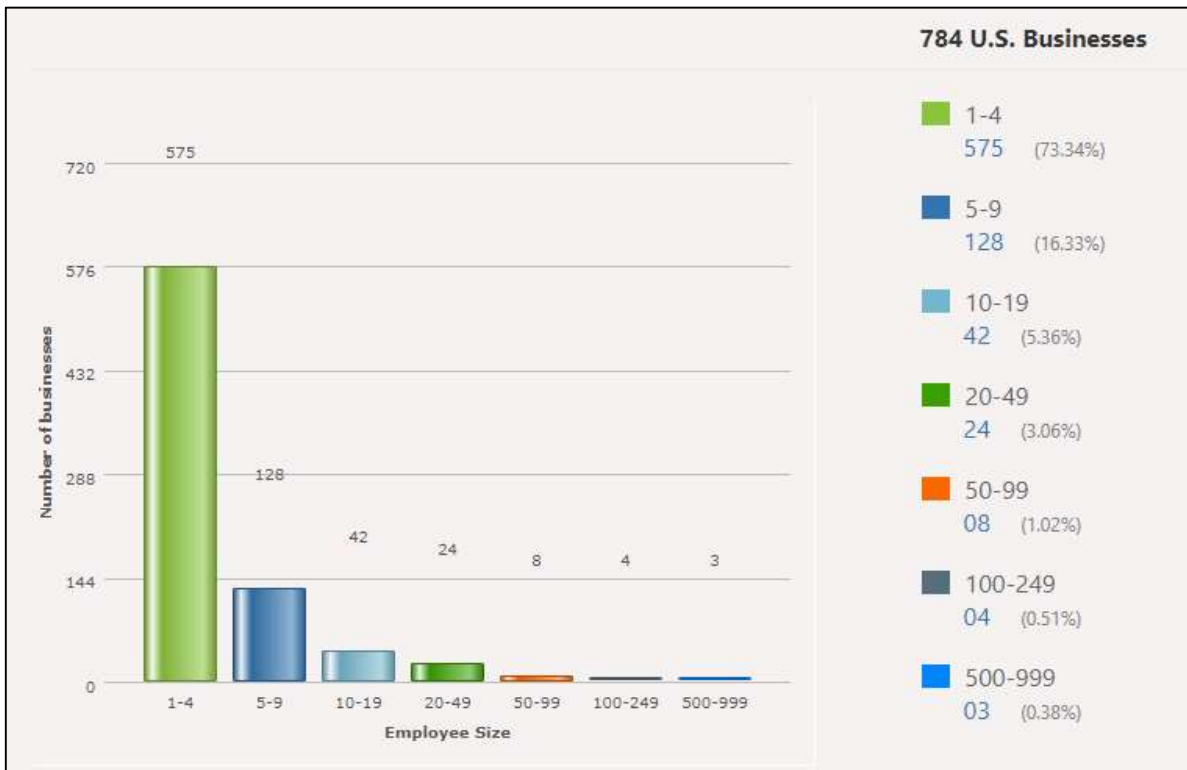
Source: www.referenceusagov.com. 380 Businesses Reporting

Business Sales Volumes in Parkside CRA



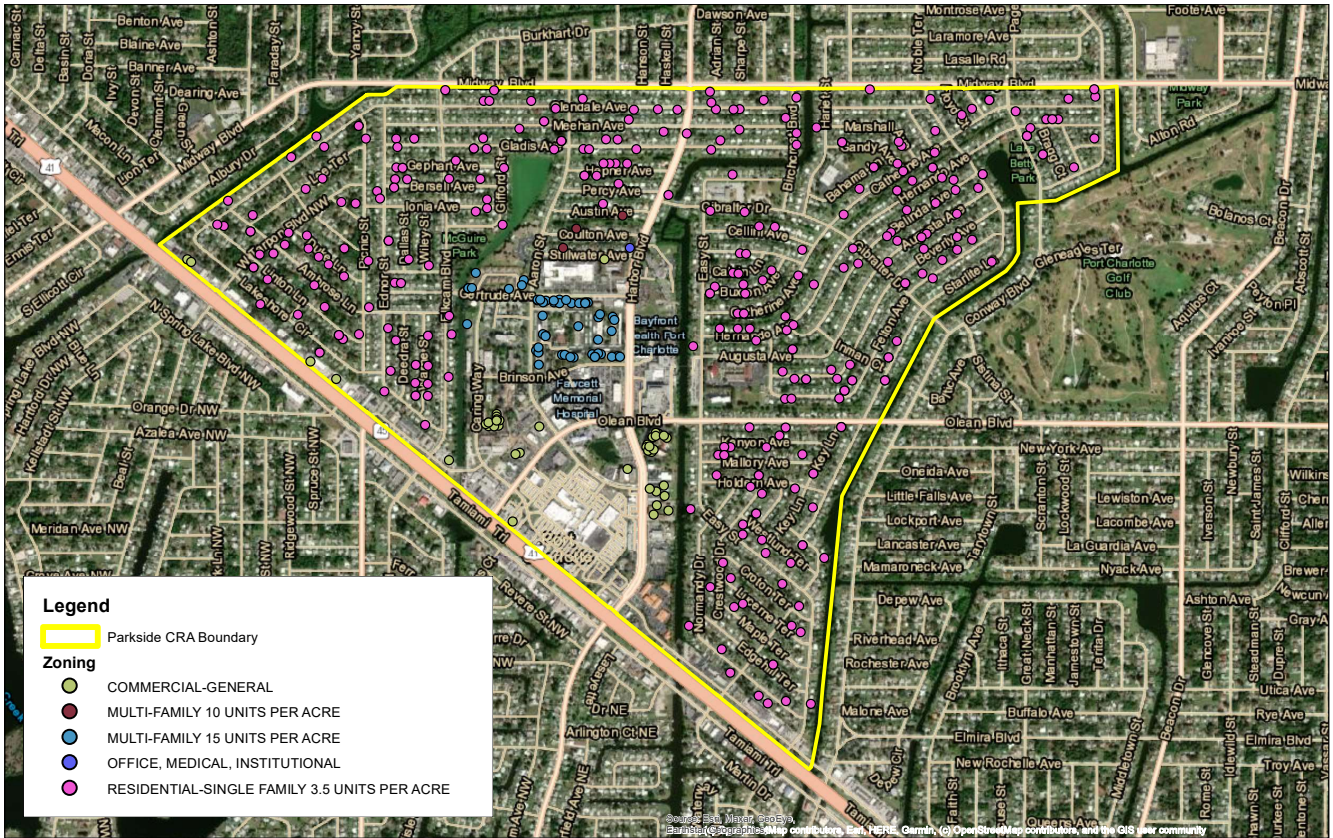
Source: www.referenceusagov.com. 739 Businesses Reporting

Business Employee Size in Parkside CRA



Source: www.referenceusagov.com. 784 Businesses Reporting

REAL ESTATE SALES SUMMARY



Parkside CRA Fiscal Year 2019-20 Real Estate Sales Summary:

Zoning	Number of Sales	Ave. Sale Price ¹
COMMERCIAL-GENERAL	48	\$ 12,464,400
MULTI-FAMILY 10 UNITS PER ACRE	3	\$ 273,500
MULTI-FAMILY 15 UNITS PER ACRE	52	\$ 1,869,800
OFFICE, MEDICAL, INSTITUTIONAL	1	\$ 187,000
RESIDENTIAL-SINGLE FAMILY 3.5 UNITS PER ACRE	258	\$ 18,453,800
TOTAL	402	

1 - Average of publicly reported sales values

Source: Charlotte County Property Appraiser's Office

CRA PARK ACTIVITIES

Activities at McGuire Park during FY 2019-20

Date	Event	Attendance
October 5, 2019	Birthday party reservation - Pavilion 1	15
October 6, 2019	Birthday party reservation - Pavilion 1	20
October 26, 2019	Birthday party reservation - Pavilion 1	20
November 16, 2019	Birthday party reservation - Pavilion 1	15
November 17, 2019	Birthday party reservation - Pavilion 1	20
November 24, 2019	Birthday party reservation - Pavilion 1	20
February 9, 2020	Birthday party reservation - Pavilion 1	20
February 15, 2020	Birthday party reservation - Pavilion 1	20
February 29, 2020	Oasis Church Picnic - Open Space	80
March 7, 2020	Maintenance hold for open space - Pavilion 1	10
March 7, 2020	Community Life Cares Cookout	500

For more information about McGuire Park, visit

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

FISCAL YEAR 2019-20 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 2019-20.

163.371 (2) (b) 2. Expenditures

Total expenditures from the Redevelopment Trust Fund for Fiscal Year 2019-20 were \$1,209,349.

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, 2020

The total assessed real property values of property within the Redevelopment Area as of January 1, 2020 was \$343,290,500. (Reported October 8, 2019 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 2019-20 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 began this year with Gianetti Construction as the General Contractor, 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 2019-20 the Parkside CRA taxable assessed property values increased at a rate that exceeded expectations. 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 2019-20 will not be available and able to be included herein by March 31, 2021, 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.