

PARKSIDE



COMMUNITY REDEVELOPMENT AREA

ANNUAL REPORT
FY2025





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PARKSIDE CRA

On September 21, 2010, the Charlotte County Board of County Commissioners unanimously approved Resolution 2010-082 to designate Parkside 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.

ABOUT PARKSIDE CRA

Public Purpose Statement:

Parkside is a community that celebrates and promotes active, healthy living throughout all of life's stages. It is a place that promotes a sense of community and celebration. It is a great destination; a great place to live, work, and play. The following objectives will help to make this vision real. The district is to be:

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



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."



Although the Citizen's Master Plan was adopted by the BCC, it was not adopted into the Charlotte County Code.

SUMMARY

On September 21, 2010, the Board of County Commissioners unanimously designated the Parkside area as a Community Redevelopment Area. This decision followed several public meetings, each attended by over 100 Parkside residents. The insights gathered during these sessions culminated in the adoption of the Citizens' Master Plan on August 16, 2011. This Master Plan encapsulates the residents' vision, outlines the actions necessary for revitalization, and offers guidance for future initiatives.

The Parkside Citizens' Master Plan fosters a sense of community and celebration, envisioning the area as a vibrant destination and an ideal place to live, work, and play.

Renovations have been completed at McGuire Park and Lake Betty Park; however, Phase II of both projects has been temporarily postponed. The Cultural Center suffered irreparable damage from Hurricane Ian in 2022, followed by additional destruction from Hurricanes Helene and Milton in 2024. Consequently, plans are underway to demolish the existing structure and construct a new Cultural Center, which aims to serve as the heart of the Parkside Community.



PARKSIDE



HARBOR BLVD



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 Parkside 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



PARKSIDE 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 **\$1,205** for Personal Services - Inter-department, **\$256** for Other Current Charges & Obligations, **\$2,050,000** for repayment (DFOB-Capital Projects); totaling **\$3,761,075**.

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

The original assessed real property values (2011) of property within the Redevelopment Area as of the day the Agency was created was **\$224,514,158**.

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

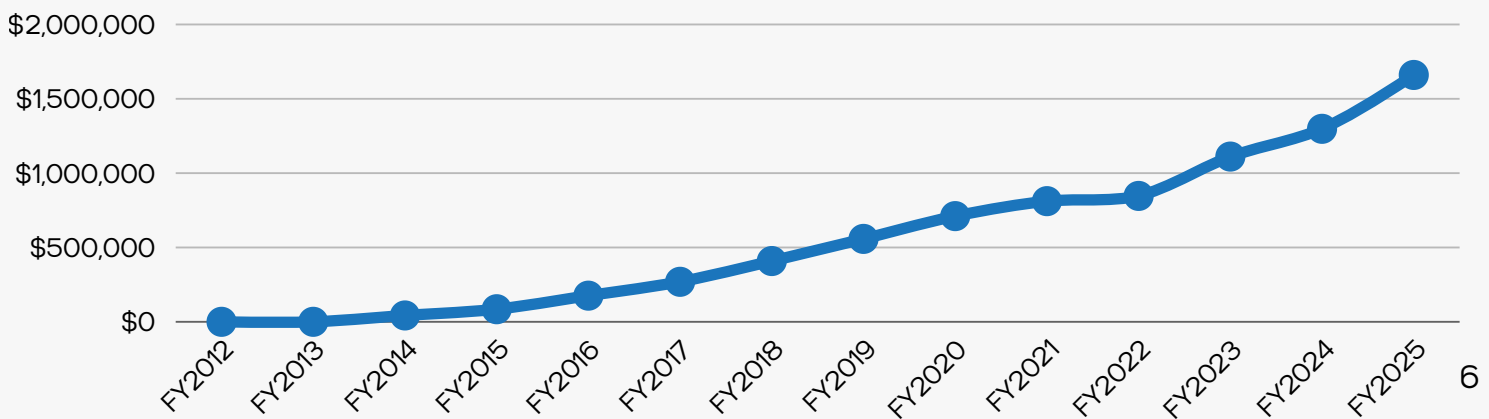
The total assessed real property values of property within the Redevelopment Area as of January 1, 2025, was **\$585,013,834**.
(Reported October 7, 2025, by Charlotte County Property Appraiser's Office)

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 **\$296,909.24**, including **\$0** in subsidies, **\$7,804.00** in impact fee waivers, **\$187,109.93** regular State Housing Initiatives Partnership (SHIP) rehab and purchase assistance, and **\$101,995.31** in disaster and rental assistance.

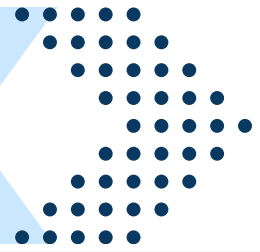
CRA Tax Increment Financing (TIF) revenues are used exclusively to fund redevelopment projects, public infrastructure, and improvements within a designated, blighted, or underperforming geographical area to stimulate economic growth. These funds, generated by capturing increases in property tax revenue, 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	\$1,660,410
Interest Earned	\$0
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

Fee Allocation	Total Sum
FIRE	\$362.00
SHERIFF	\$573.00
ADMIN	\$268.00
ROAD 77	\$4,842.53
ROAD 23	\$1,446.47
PARKS	\$312.00

MID-COUNTY & MYAKKA ROADS

Fee Allocation	Total Sum
ROAD 77 - MID/MYA	\$4,842.53
ROAD 23 - MID/MYA	\$1,446.47

MYAKKA

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

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.

**\$15,608.00
TOTAL**