



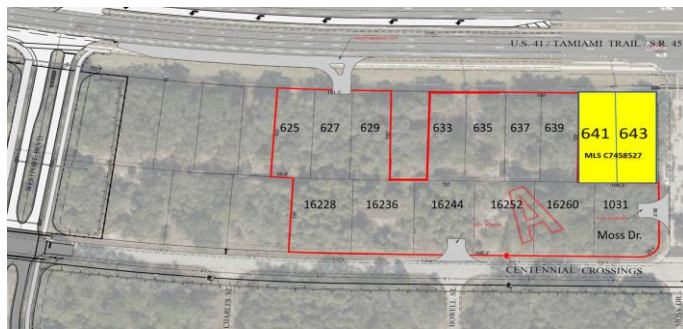
**FLORIDA'S BUSINESS RENT TAX REDUCTION COMING**  
**JUNE 1, 2024**

On June 1, 2024, Florida's business rent tax will be automatically slashed from a 4.5% rate to a 2.0% rate due to implementation of its 2021 *Wayfair* legislation. Florida's passage of [Chapter 2021-2, Laws of Florida](#) adopted economic nexus concepts related to the retail sale of tangible personal property by remote sellers and marketplaces. Part of the legislation included a temporary freeze of Florida's unemployment tax rates and a diversion of general revenue funds to refill the Unemployment Compensation Trust Fund that was heavily depleted during the pandemic. Once the trust fund matched pre-pandemic levels, the Legislature created an automatic reduction of the state tax rate for the business rent tax to 2.0%.

This rate reduction only applies to the state sales tax. Any [locally levied discretionary sales surtaxes](#) would be in addition to the state tax rate of 2.0%. Courtesy H. French Brown, IV/Cooking With Salt by Jones Walker LLP

**THOUGHT FOR THE DAY:** "And I'm proud to be an American, where at least I know I'm free. And I won't forget the men who died, who gave that right to me." - [Lee Greenwood](#)

**FEATURED LISTING**



**113,917 SF CG Zoned Land For Sale (2.62 Acres)**  
**625 Tamiami Trail**  
**(aka Parcel A)**  
**Port Charlotte, FL 33953**  
**North of West Port Subdivision**

Thirteen mostly contiguous CG-zoned lots (2.62 acres) in Parcel A for sale. Frontage (405') on Tamiami Trail beginning at 625 Tamiami Trail for seven lots with six lots behind them on Franklin Avenue. You can acquire two additional lots @ 641/643 Tamiami Trail to create an impressive presence on Tamiami Trail at Moss Drive! Contact Howard Corr for additional information.

[Subscribe](#) to our monthly newsletter.



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### CHANGES AT INTERCHANGE?

#### BENDERSON SEEKS TO REVISE ZONING PLANS FOR HARBORVIEW, INTERSTATE 75

CHARLOTTE HARBOR — Harborview Boulevard and Interstate 75 may be the next place for homes and businesses.

Benderson Development, known for a variety of developments across the nation, is seeking rezoning of hundreds of acres that could host a 653-acre residential and commercial development in the future.

Benderson owns the property just north of the I-75 bridge over the Peace River. WRA Engineering is listed as the engineer on the project.

According to initial maps, it would include a hotel and three residential villages, among other potential commercial uses. It would include residential on three of the four corners of the intersection with maximum height for residential being 70 feet and for some of the commercial buildings maxing out at 75 feet, according to the map.

The project is slated to hold a maximum of 3,859 residential units between the three subdivisions.

The zoning area is known as the "[Harborview Development of Regional Impact](#)" for the county's Planning and Zoning department.

The rezoning plans are scheduled to be presented to Charlotte County's Planning and Zoning board in May.

According to documents obtained by The Daily Sun from Planning and Zoning, approximately 226 acres — just over a third of its space — will include preserved open space, including 165 acres along the northern Peace River shore.

The required amount of open space for the project was 20% of the property's area.

According to Planning and Zoning documents, density would need to be transferred onto the property for any development above 1,785 units.

Two of those subdivisions will be east of I-75, known as North Village above Harborview Boulevard and East Village below it.

The third subdivision, West Village, will be south of Harborview and west of I-75.

East and West Village would both have a maximum building height of 60 feet; North Village would have a residential maximum of 70 feet and a commercial area maximum height of 75 feet.

The commercial area is slated to be hosted next to North Village, coming to approximately 705,000 square feet of combined commercial and office space.

While Benderson plans to move forward with rezoning, Planning and Zoning Official Shaun Cullinan told The Daily Sun that the project is still in its early phases and the proposed application could change by the time it is officially submitted in May.

Courtesy Frank DiFiore/[The Daily Sun](#) (4/21/24)

### [FDOT UPDATE - April 24, 2024](#)

Motorists can expect final pond grading and sodding near Venice Avenue and just north of Rambler's Rest RV Park on the northbound roadway. Embankment activities continue on southbound roadway from US 41 to Stoney Creek Boulevard. Drainage structures, pipe, curb and gutter, and gravity wall installations will also continue throughout the project. Signal, ITS, and lighting work is also on-going throughout the project. Trucks will be crossing the road at various locations using intermittent flagging operations. Nighttime asphalt paving of Venice Avenue, the River Rd. and Venice Avenue. Intersection, South bound River Road, and shared use path, is tentatively scheduled to begin Sunday night, April 29, 2024, through May 10, 2024. Courtesy FDOT



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