



## NOTICE CONCERNING DISPOSITION OF PROPERTY IN THE MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AREA

**Notice of an Invitation for Proposals is hereby given and responses will be received until 5:00 p.m. EST on August 30, 2017 by the Charlotte County Economic Development Office, 18501 Murdock Circle, Suite 302, Port Charlotte, Florida 33948 for the purpose of facilitating the disposition of certain real property located in Charlotte County, Florida.**

Notice is hereby given that the Murdock Village Community Redevelopment Agency (the "Agency") is calling for proposals and will conduct a subsequent public meeting to consider proposals concerning the means and methods for disposition of certain property and use rights to-wit:

1. Disposition of approximately 160 acres now owned by the Agency (the "Subject Property") within the area known as the Murdock Village Community Redevelopment Area (the "Redevelopment Area"). The Subject Property is located within the 1,200 acre Redevelopment Area in Sections 1, 2, 10, 11, 12, and 14, Township 40 South, Range 21 East in Charlotte County.

As soon as feasible, the Agency desires to embark upon a substantial redevelopment of the subject property located in unincorporated areas of Charlotte County pursuant to the Murdock Village Community Redevelopment Plan approved and adopted by the County on February 22, 2005, as amended on October 18, 2010 and July 11, 2017. Pursuant to Section 163.380, Florida Statutes, the Agency desires to sell, lease, dispose of, or otherwise transfer real property or any interest therein acquired by it for community redevelopment in a community redevelopment area to any private person or persons, or may retain such property for public use. Such disposition must be consistent with a community redevelopment plan for the area, subject to such obligations, covenants, conditions, and restrictions running with the land as the County deems is desirable to remedy blighted area conditions and carry out the redevelopment of the Redevelopment Area.

2. The Murdock Village Community Redevelopment Plan represents the guiding principles for the redevelopment initiative. The Agency has negotiated with Lost Lagoon Development, LLLP since July 2016 for an interest in the Subject Property, but has no commitment or obligation to accept such proposal. Copies of the Murdock Village Community Redevelopment Plan, the draft proposal from Lost Lagoon Development, LLLP, and accompanying explanatory materials are available on the County's website at [www.charlottecountyfl.gov](http://www.charlottecountyfl.gov) or may be obtained from the **Charlotte County Economic Development Office at 18501 Murdock Circle, Suite 302, Port Charlotte, Florida, 33948.**

The Agency desires as a matter of good public policy, and is required by law to consider alternative proposals concerning the disposition of the Subject Property, and redevelopment proposals involving lands owned by and controlled by the Agency. The Agency encourages proposals from any interested and capable persons.

3. Responsible proposers must be able to demonstrate that they have the skill set, financial and legal ability to carry out any proposal made. Any proposal received will be subject to the determination made by the Agency that it is in the public interest and in the furtherance of the purposes of Part III of Chapter 163, Florida Statutes, relating to community redevelopment. All proposers are encouraged to carefully review Part III of Chapter 163, Florida Statutes, and particularly Section 163.380 thereof relating to disposition of property in a community redevelopment area. A responsible proposer must provide a written proposal to the Charlotte County Economic Development Office, on or before August 30, 2017 on or before **5:00 p.m.** All proposals received by the Agency will be evaluated in accordance with Section 163.380; as well as, the criteria and objective in this Notice.

It is anticipated that one or more proposers will be selected to negotiate and enter into an agreement which will achieve the Agency's objective of (a) accomplishing the Agency's community redevelopment vision, (b) best recovering the substantial costs incurred by the Agency in acquiring the lands involved, and (c) initiate redevelopment as soon as feasible. The Agency will consider all feasible alternatives which achieve the foregoing objectives, including alternatives which involve assisting the Agency in implementing the community redevelopment by further entitling and accomplishing the successful marketing of the subject property for community redevelopment purposes.

4. The Agency unequivocally reserves the right to reject any and all responses. This notice is additionally provided in order to comply with the requirements of Part III, Chapter 163, Florida Statutes. Questions or further inquiries may be directed to Dave Gammon, Business Recruitment Supervisor at (941) 764-4941.

Reference No.: MV Proposal \_\_\_\_\_  
Published: July 31, 2017