

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 March 14, 2011 by the Charlotte County Attorney's Office, Suite 573, 18500 Murdock Circle, 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 Board of County Commissioners of Charlotte County, Florida, acting ex-officio in its capacity as the governing body of the Murdock Village Community Redevelopment Agency (the "County") is calling for proposals and will conduct a subsequent public hearing to consider proposals concerning the means and methods for disposition of certain property and use rights to-wit:

1. Disposition of approximately 237.5 acres of land now owned by the County (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 County 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. Pursuant to Section 163.380, Florida Statutes, the County 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 County has negotiated with Southwest Land Developers ("SLD") since mid-2010 on the currently proposed land swap of approximately 33 acres of shovel-ready land owned by SLD and located in the Enterprise Charlotte Airport Park 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 SLD, and accompanying explanatory materials are available on the County's website at <http://www.charlottecountyfl.com> or may be obtained from the Charlotte County Attorney's Office, Suite 573, at 18500 Murdock Circle, Port Charlotte, Florida, 33948.

The County desires as a matter of good public policy or 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 County within the Redevelopment Area. The County 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 County 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 Attorney's Office, on or before March 14, 2011 on or before 5:00 p.m. All proposals received by the County will be evaluated in accordance with Section 163.380 as well as, the criteria and objectives 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 County's objectives of (a) accomplishing the County's community redevelopment vision, (b) best recovering the substantial costs incurred by the County in acquiring the lands involved, and (c) initiate redevelopment as soon as feasible. The County will consider all feasible alternatives which achieve the foregoing objectives, including alternatives which involve assisting the County in implementing the community redevelopment by further entitling and accomplishing the successful marketing of the subject property for community redevelopment purposes.

4. The County 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 Janette S. Knowlton, County Attorney, at (941) 743-1330.

P.O. #: 2011001163-D

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