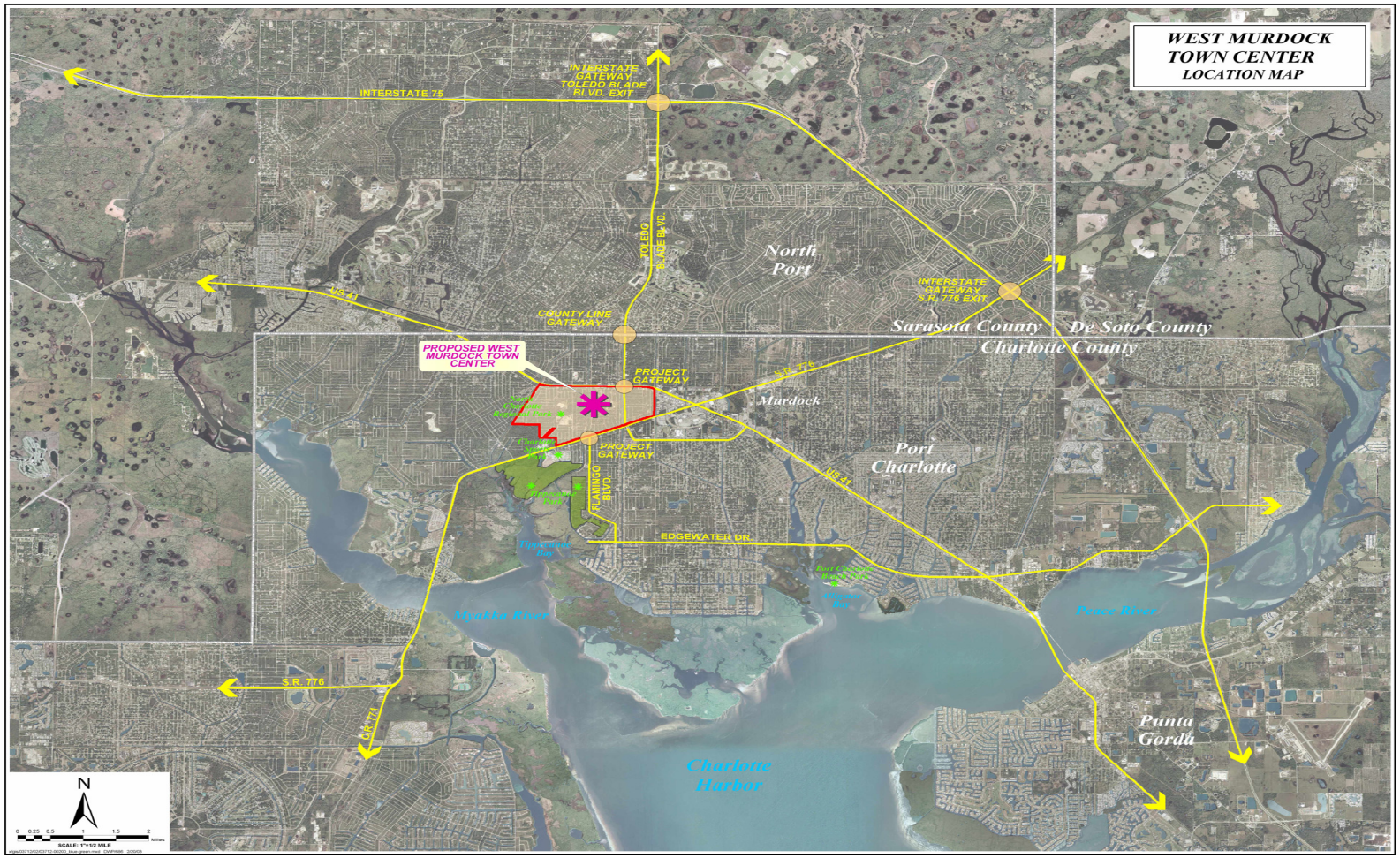
MURDOCK VILLAGE REDEVELOPMENT PROJECT

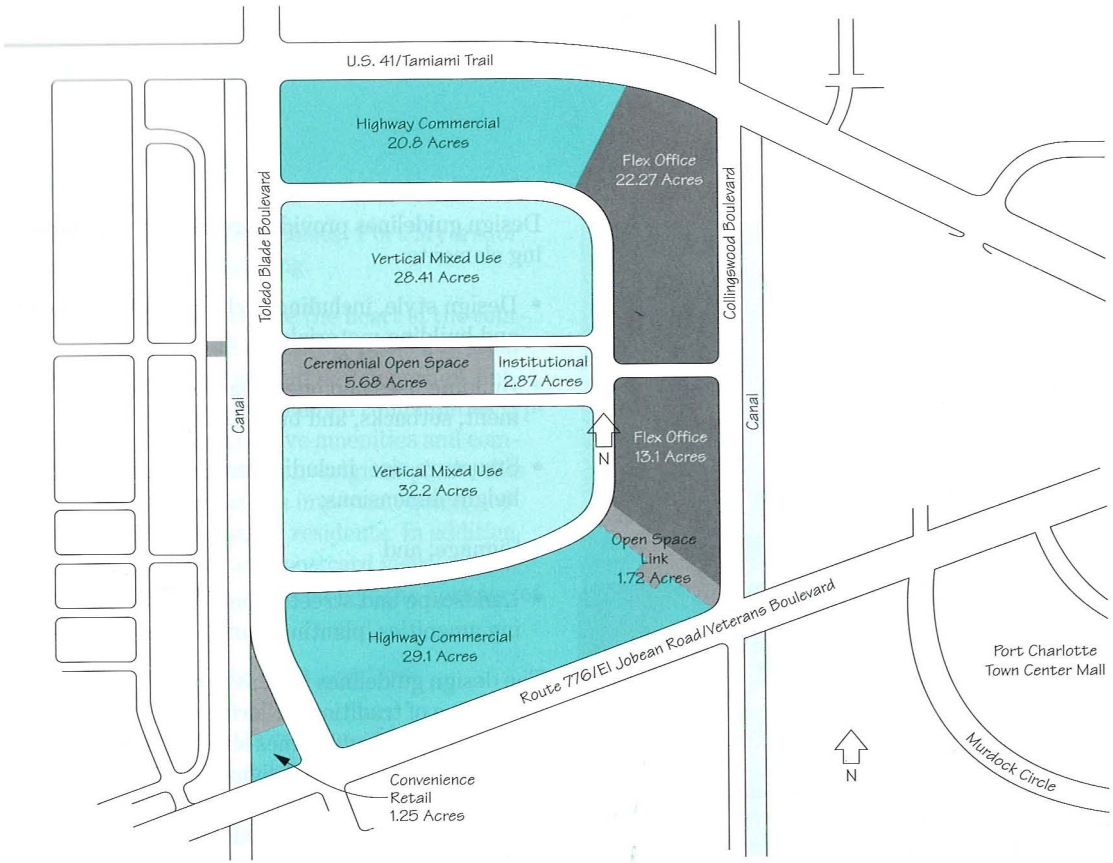
Purpose: To redevelop the property as a mixed-use, high-tech, energy efficient and environmentally friendly community that focuses on creating a vibrant and attractive gathering place for the entire community.

Location



WEST MURDOCK
TOWN CENTER
LOCATION MAP
INTERSTATE 75
INTERSTATE GATEWAY TOLEDO BLADE BLVD. EXIT
TOLEDO BLADE BLVD.
North Port
INTERSTATE GATEWAY S.R. 776 EXIT
US 41
COUNTY LINE GATEWAY
Sarasota County
De Soto County
Charlotte County
PROPOSED WEST MURDOCK TOWN CENTER
PROJECT GATEWAY
S.R. 776
Murdock
PROJECT GATEWAY
Port Charlotte
FLAMINGO BLVD.
US 41
EDGEWATER DR.
Tippecanoe Bay
Port Charlotte Beach Park
Tippecanoe Park
Myakka River
Peace River
S.R. 776
C.R. 774
Punta Gorda
Charlotte Harbor
N
SCALE: 1"=1/2 MILE

2002 ULI Study



Proposed uses for the property. The center of the site should be reserved for a ceremonial, mixed-use town center, while the periphery should be reserved for more traditional commercial uses.

2002 ULI Study Recommendations

- 160 Acres project site
- Balance Mix of Uses
- Locate Civic and Public Uses in the Center
- Periphery should be reserved for more traditional commercial uses
- Destination Retail at north end of site- taking advantage of I-75
- Community Commercial uses at the south end – providing for the Englewood users
- Flex Space/Business Use on Eastern end of site

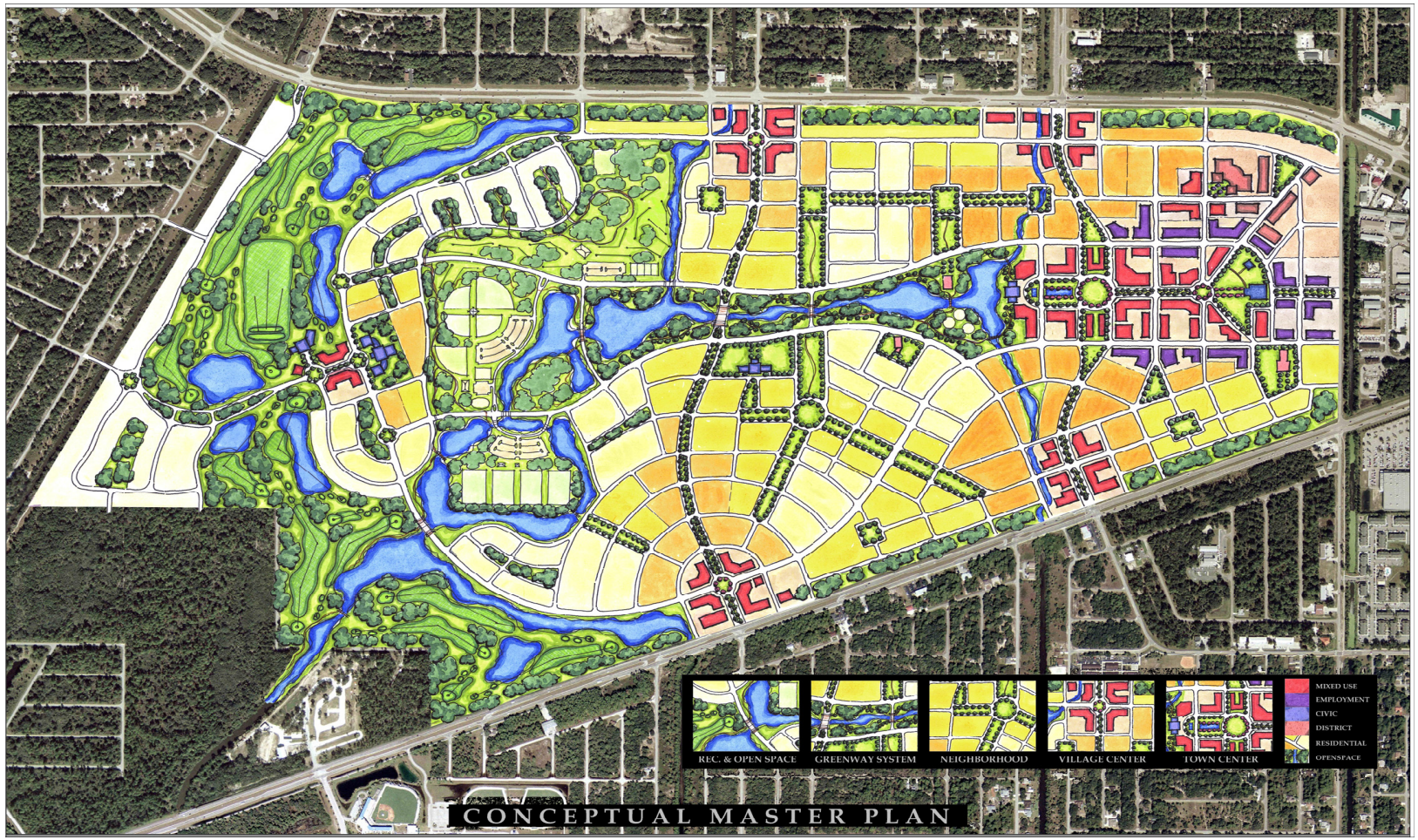
2002 ULI Study Recommendations

- Create a Critical mass of retail and entertainment uses- Destination Retail
- Enhance Accessibility and Connectedness- sidewalks, walking paths, creating a linked system.
- Clear and Consistent Design Guidelines- Traditional Florida Architectural references. Signage should ensure modest, tasteful, and coordinated signage. Directional and safety signs should be consistent and highly visible without obtrusive.
- Create a Sense of Place – Mix of pedestrian-oriented retail, entertainment, civic, and community uses and the interconnected system of roads, sidewalks, and trails will create a sense of place.
- Make critical on-site infrastructure improvements- water, sewer, electric, and communications network should be extended to the site

2002 ULI Study – Lessons Learned

- Raise expectations of quality
- Provide transitions between adjacent uses
- Use utilities and infrastructure to stimulate, guide, and manage growth
- Organize development in clusters and nodes rather than strip corridors
- Promote high-quality development and aesthetics, especially at gateway locations
- Use amenities, open space and water features to add value
- Remove development hurdles
- Balance development areas with conservation areas

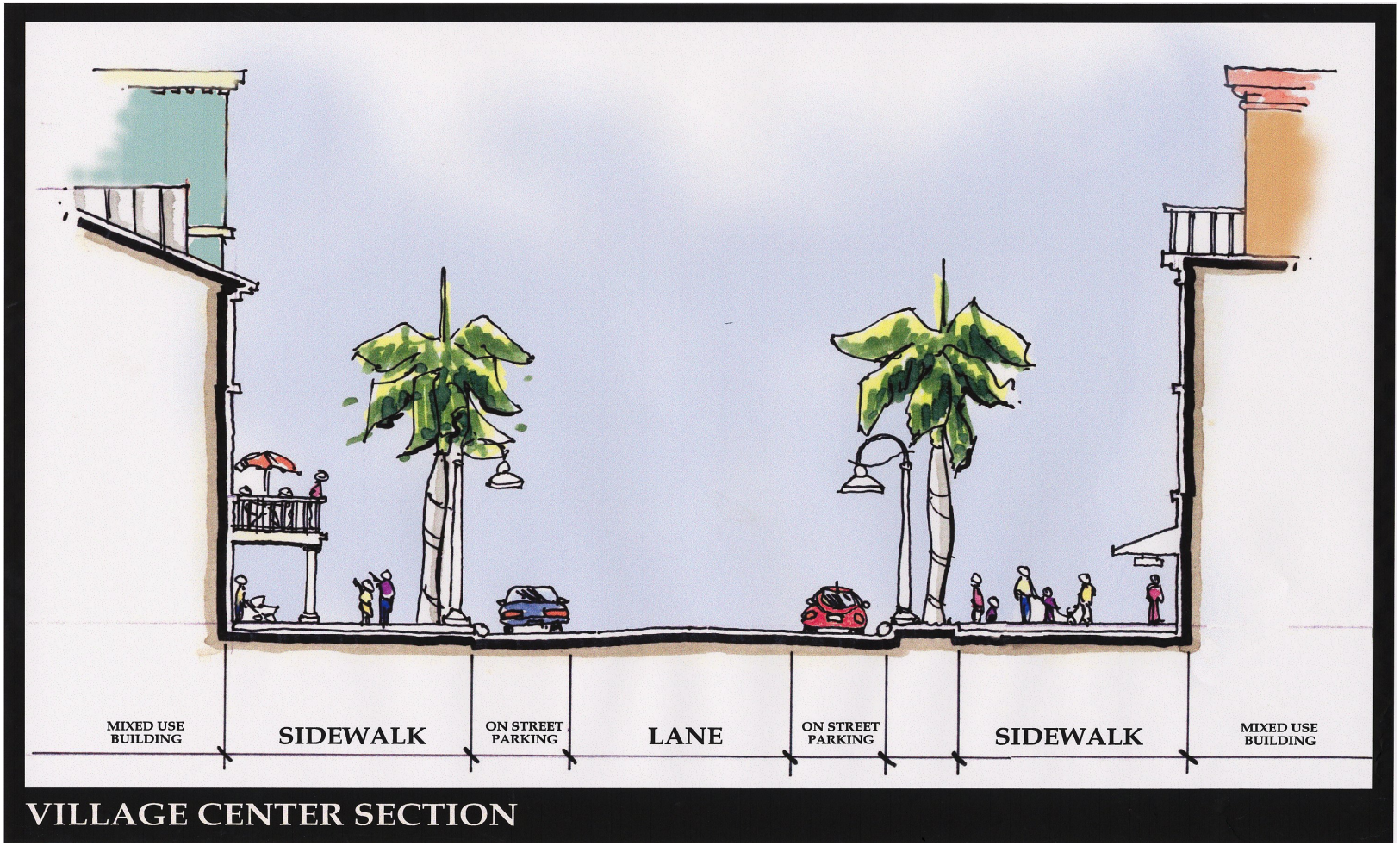
County Conceptual Plan 2003



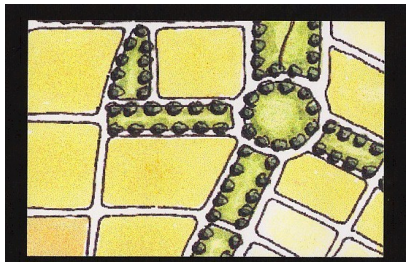
VILLAGE CENTER

VILLAGE CENTER PERSPECTIVE

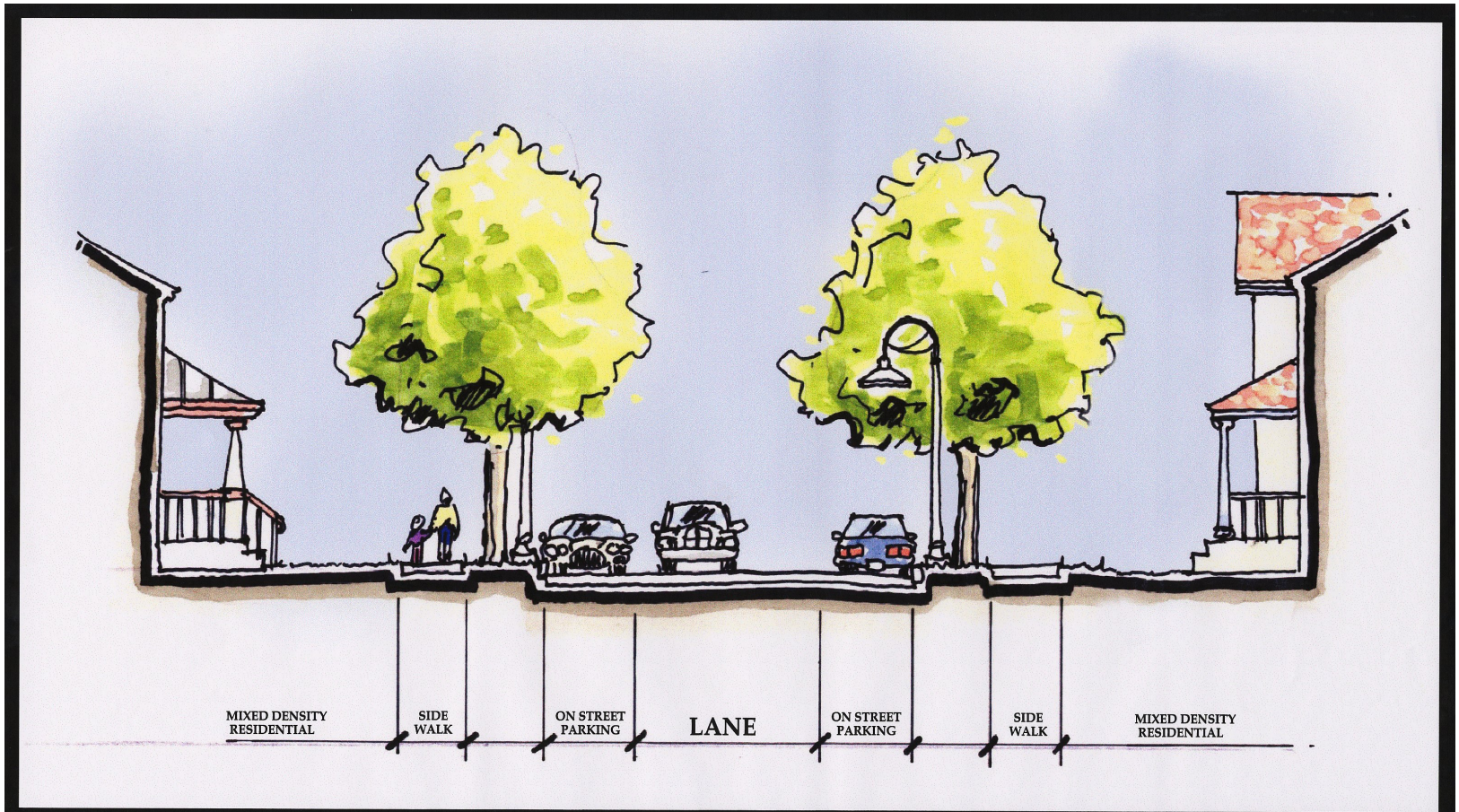
VILLAGE CENTER



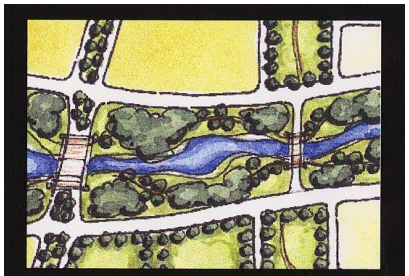
VILLAGE CENTER SECTION



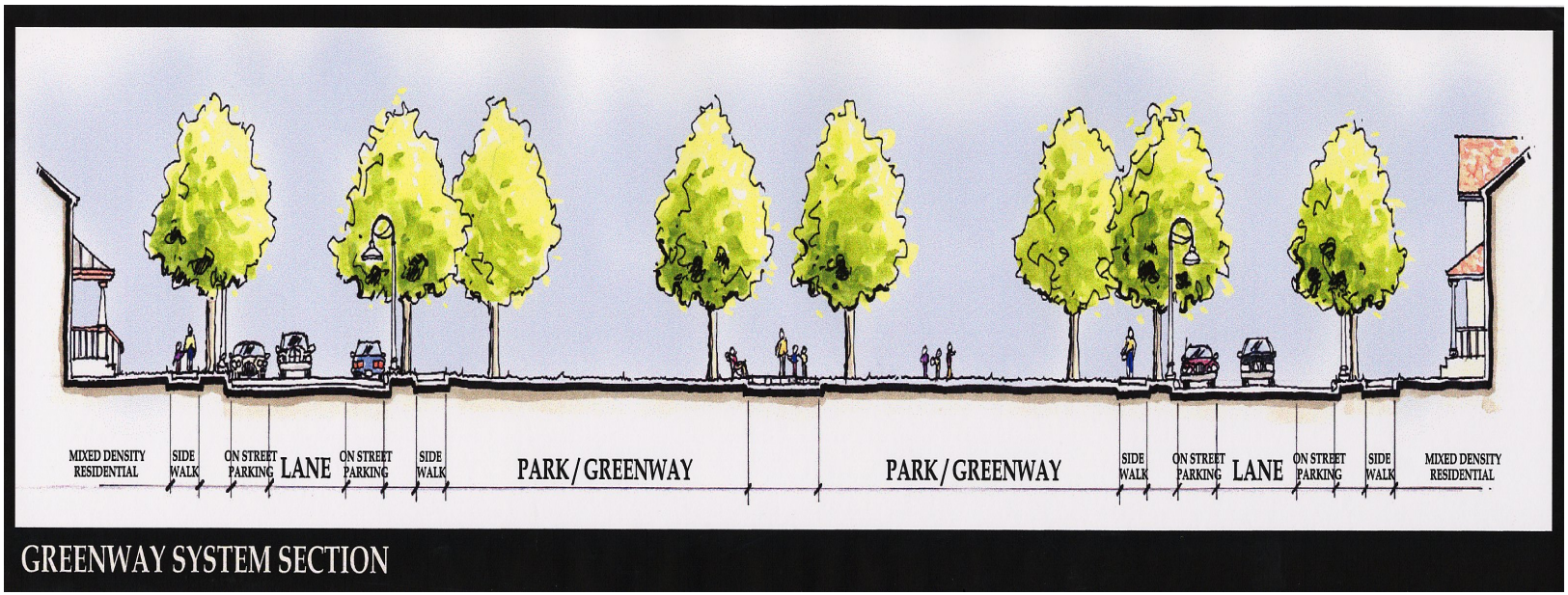
NEIGHBORHOOD



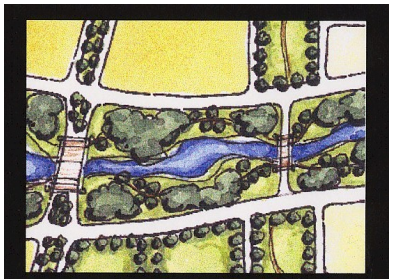
NEIGHBORHOOD SECTION



GREENWAY SYSTEM



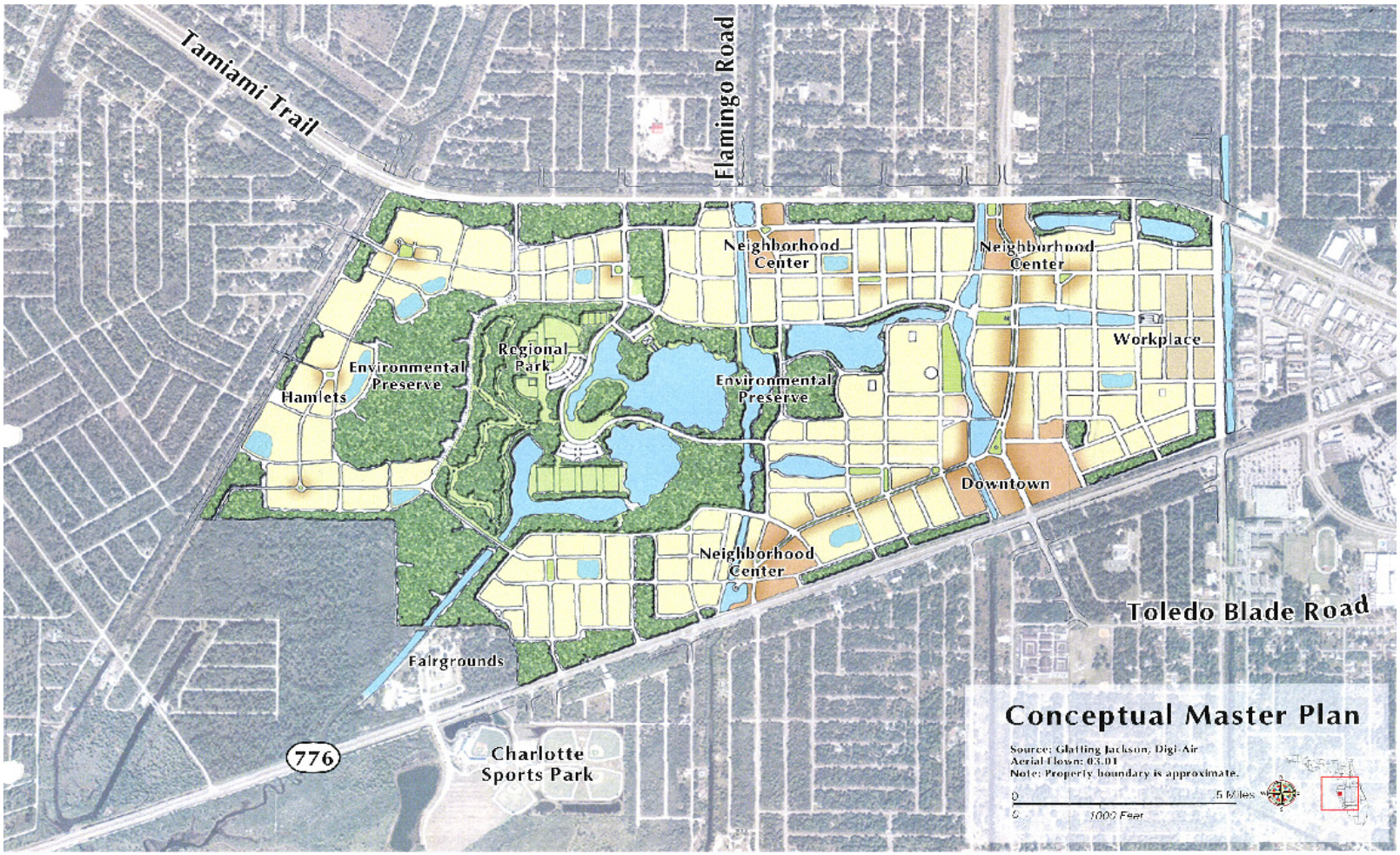
GREENWAY SYSTEM SECTION



GREENWAY SYSTEM

GREENWAY SYSTEM PERSPECTIVE

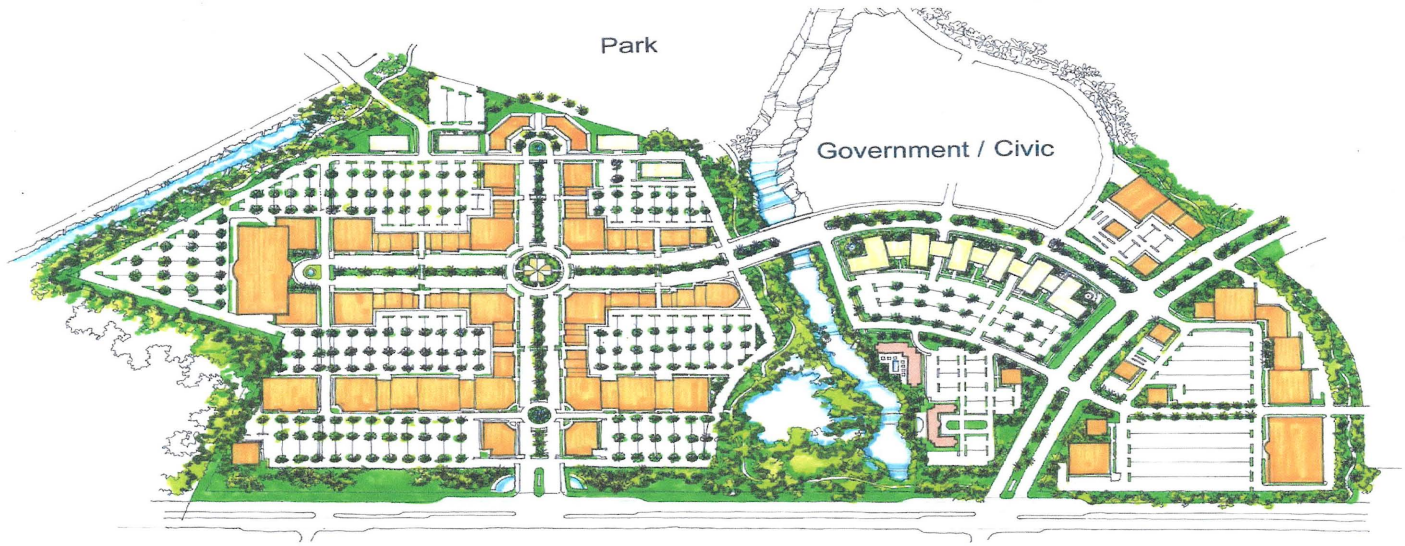
Bonita Bay Group – RFQ 2003



Lennar 2004

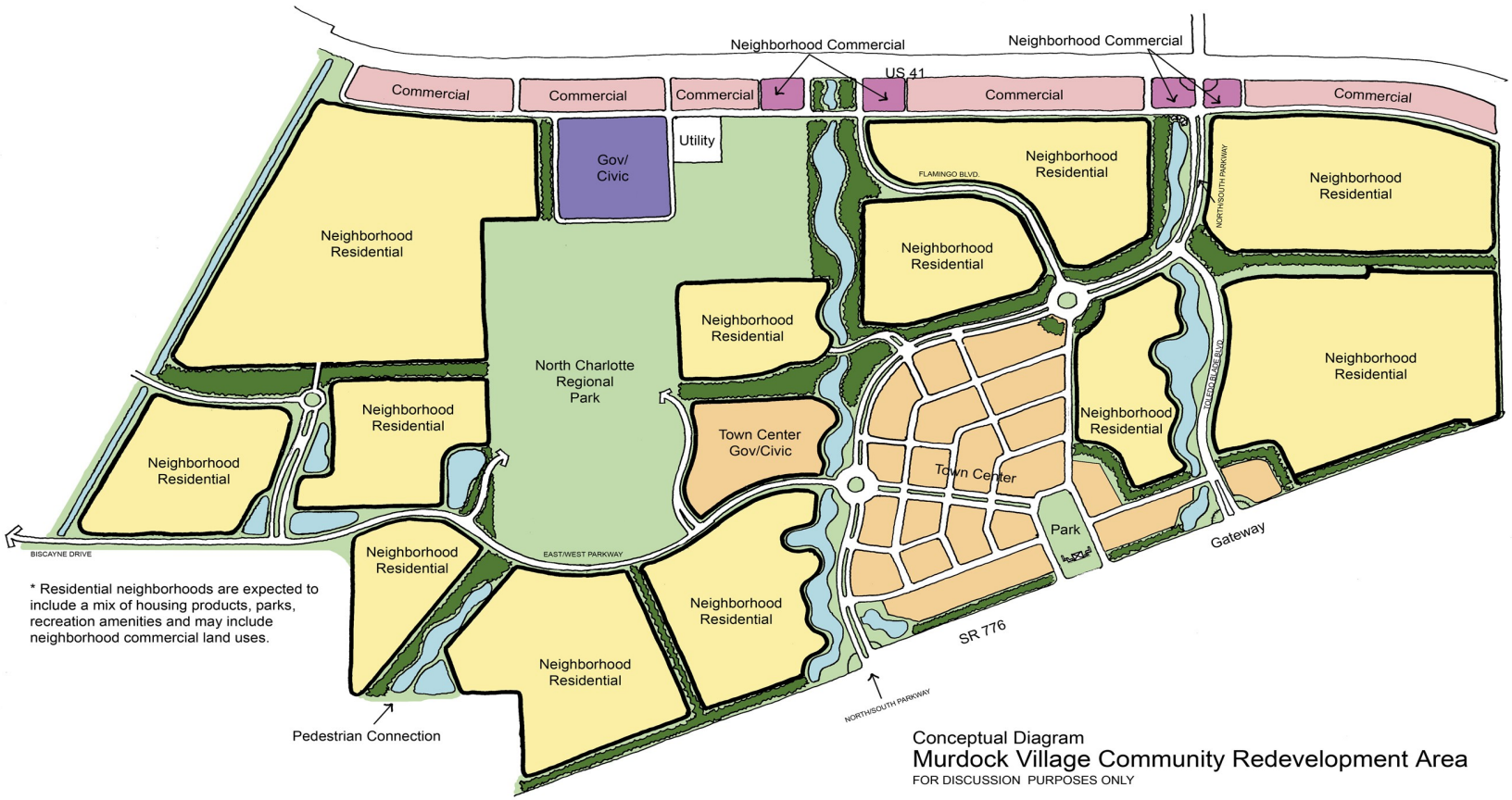
ILLUSTRATIVE MASTER CONCEPT PLAN
BY
LENNAR
Quality. Value. Integrity.
RE-CHANNALIZED FLAMINGO WATERWAY.
PROPOSED NEIGHBORHOOD COMMERCIAL AREA
EXISTING COMMERCIAL NOT PART OF ACQUISITION (TYP)
PROPOSED 4-LANE TOLEDO BOULEVARD WITH RE-CHANNALIZED COMO WATERWAY AND LINEAR PARK ADJACENT.
US 41
US 41
EXISTING O'DONNEL PARK WITH LOCAL ROADWAY CONNECTIONS TO AND FROM PARK
TYPICAL RESIDENTIAL COMMUNITY
EX. FP&L SUB-STATION
PROPOSED REC CENTER
EXISTING CHURCHES AND WATER TREATMENT PLANT
SR 776
NEIGHBORHOOD SITE WHICH MAY INCLUDE MEDICAL FACILITIES. FIRE PROTECTION, ESSENTIAL SERVICES, EDUCATIONAL FACILITIES AND COMMERCIAL.
GOVERNMENT AND OFFICE SITE WITH A TRAFFIC AND PEDESTRIAN CONNECTION TO EXISTING FAIR GROUNDS
NEIGHBORHOOD COMMERCIAL CENTER
RE-ALIGNED FLAMINGO WATERWAY
TOWN CENTER FOCUSING ON PEDESTRIAN ACTIVITY BY PROVIDING A STRONG CONNECTION TO THE EXISTING PARK AND SURROUNDING NEIGHBORHOODS THROUGH THE USE OF PEDESTRIAN TRAILS AND LOCAL ROADWAY NETWORK.
SR 776
N
W
E
S
MASTER CONCEPT PLAN
SCALE: 1" = 400' - 0"
Murdock Village
EXHIBIT 10

Lennar Detail -2004



Town Center & Village Commercial Detail

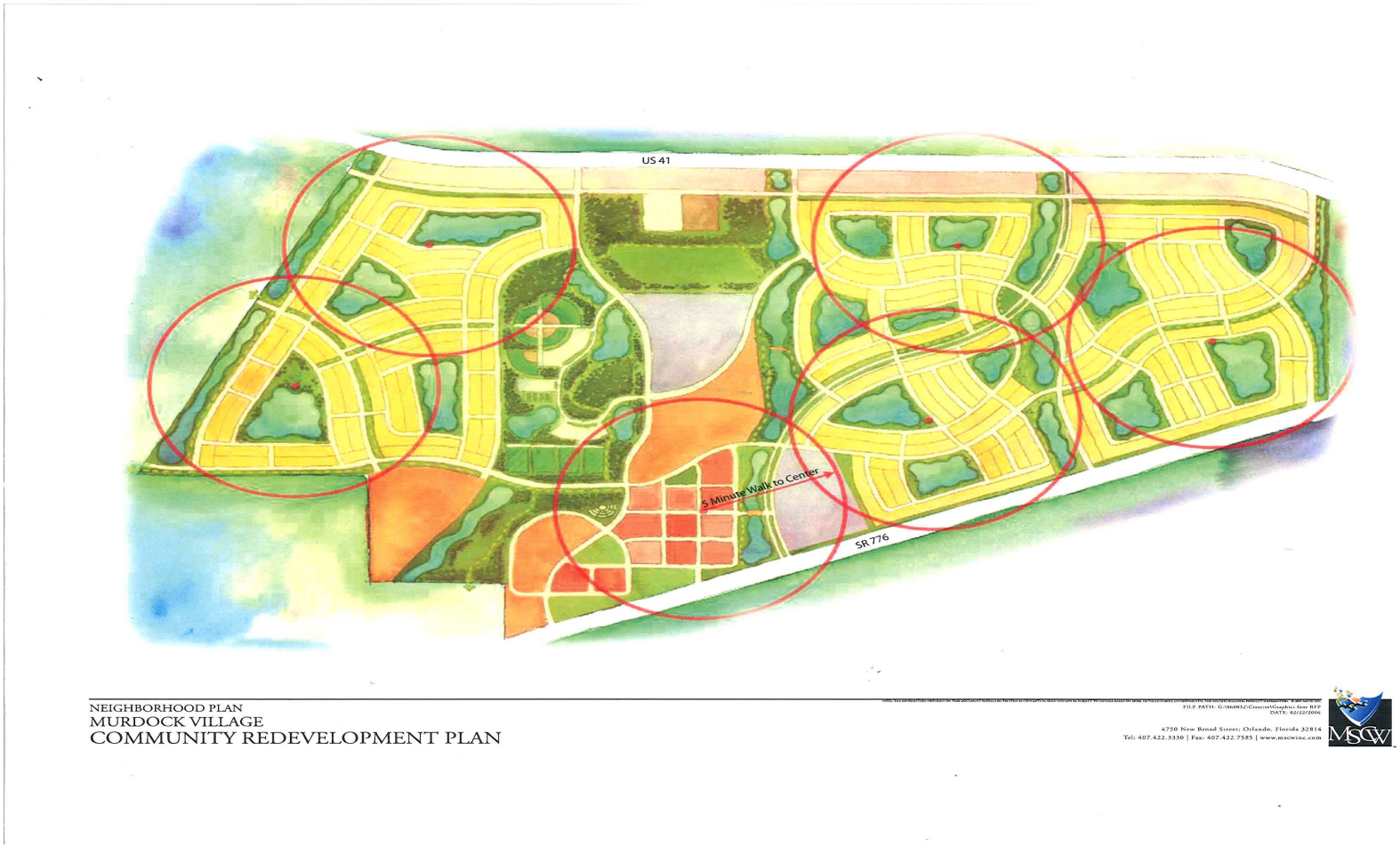
Redevelopment Plan – February 2005



Guiding Concepts

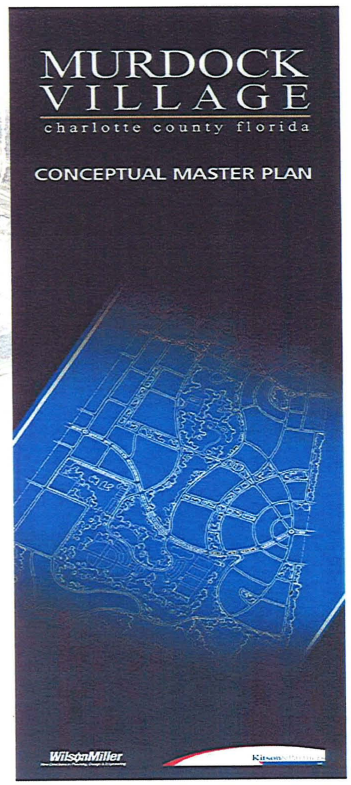
- Addressing and clearing blighted conditions
- Development of a dynamic Town Center
- 5 minute walk to parks, facilities and services
- Creation of a pedestrian friendly community

Falcon - 2006


US 41
5 Minute Walk to Center
SR 776
NEIGHBORHOOD PLAN
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT PLAN
MSCW

Forest City - 2006

Kitson Concept Plan - 2006



Stock Development Concept Plan - 2006

Kitson and Partners Concept Plan - 2007

Concept Plan - Modification to Binding Letter - December 2007

NOTE: The internal roadways may be realigned, provided that major access points to US 41 and SR 776 continue to align with existing intersections.

LAND USE LOCATIONS

Master Plan Equiv Matrix Land Uses	General Commercial	Neighborhood Residential	Community Commercial	Regional Park	Town Center	Univ. & Ed. Facilities
Single Family		X			X	X
Multi-Family	X	X	X		X	X
Regional Comm.	X				X	X
Other Comm.	X		X		X	
ILF/ALF	X	X	X		X	
Office Showroom	X				X	
Cmnty Comm	X		X		X	
Student Housing						X
Internal Comm		X		X		X
Rec. Facility	X	X	X	X	X	X

MURDOCK VILLAGE
Master Plan
November 7, 2007

WilsonMiller

Kitson&Partners

0 300 600 1200'