

**MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT PROJECT
SUMMARY OF REAL ESTATE**

Due Diligence Materials



**MURDOCK VILLAGE COMMUNITY
REDEVELOPMENT AGENCY
CHARLOTTE COUNTY, FLORIDA**

The following information has been developed to assist interested parties in understanding the available real estate for disposition by the Murdock Village Community Redevelopment Agency (CRA). The Murdock Village CRA is open to discuss all offers regarding the disposition of the property, including land in exchange for tax base. All viable offers will be presented to the Murdock Village CRA for consideration and processed in accordance with the Florida Redevelopment Act.

INTRODUCTION

The Murdock Village CRA is seeking one or more developers interested in a public/private partnership to create a new destination in Charlotte County, Florida and develop this prime real estate. Development opportunities include both commercial and residential offerings. Located in the heart of a dense consumer market in Southwest Florida, Murdock Village is one of the largest contiguous parcels available for redevelopment in the State of Florida. With over 870 acres of prime real estate with excellent demographics, high traffic counts, commercial frontage on U.S. 41 and State Road 776, and zoning customized to meet your needs this site provides an excellent opportunity for one or more developers. It is strategically located adjacent to the Charlotte County Sports Park (home to Tampa Bay Rays' spring training facility and the Charlotte Stone Crabs regular season) and just minutes from I-75, scenic Gulf beaches, and the beautiful Charlotte Harbor.

Centrally located in mid Charlotte County, Florida, the ***Murdock Village Community Redevelopment Area*** or the "Project Site" is comprised of approximately 1,200 acres of vacant and improved lands (see Exhibit 1).

The Project Site was originally platted during the 1960's as primarily single-family home sites. The original developer, General Development Corporation installed a traditional grid street system, remains of which exist today, but abandoned the long-term commitment to the area in 1990. In 2003, the Board of County Commissioners established the Murdock Village Community Redevelopment Agency (CRA) and declared the Project Site as "blighted" under the guidelines of the Florida Redevelopment Act (Chapter 163, Part III, F.S.) and declared itself as the ex-officio governing board of the Murdock Village Community Redevelopment Agency.

Since acquiring the property in 2004, the CRA has completed a number of steps to further entitle the property and prepare it for development, including a Conceptual Environmental Resource Permit from Southwest Florida Water Management District (SWFWMD) which will expedite the development process.

A list of previous studies and permits are outlined in the information presented in this package.

THE SUBJECT PROPERTY

For planning purposes the “Project Site” consists of the “*CORE AREA*” and the “*GATEWAY AREA*” (See Exhibit 2). Included in the Gateway Area but *not* included in the “Subject Property” are 190 privately owned platted lots located along the US 41 frontage and six large parcels:

1. North County Regional Park (118 +/- acres)
2. Charlotte County Utilities site (5.46 +/- acres)
3. Charlotte County School Board (35+/- acres) - parcel designated for a future educational facility.
4. Florida Power and Light Substation
5. Slavic Baptist Church
6. Eben-Ezer Haitian Baptist Church, Inc.

The “Subject Property” identified for redevelopment by the Murdock Village CRA is comprised of a total of 855.87 acres of uplands and waterways (see Exhibit 3).

The “Subject Property” is split between a single 831.16± acre tract of land or the “*CORE AREA*” and 70 platted lots totaling 15.54± acres within the “Gateway Area”. The 831.16± “Core Area” is comprised of 806.95± acres of upland and 24.21± acres of canal waterways (see Exhibit 3).

Charlotte County’s goal with respect to the Murdock Village Community Redevelopment Area and the “Subject Property” available for disposition is to enter into a redevelopment agreement with one or more developers who will redevelop Murdock Village and create a new destination for the community. The County is willing to consider providing the land in exchange for new tax base that is tied to a construction schedule. The County has made a significant investment to assemble and entitle the property. The long term goal is to have the Charlotte County financial investment in Murdock Village pay for itself through sales proceeds and improved tax base.

Property Condition

The Murdock Village CRA is the owner of all of the Subject Property. The CRA is selling the Redevelopment Property, on an “as is, where is, with all faults” basis.

ACCESS

Primary access to the Project Area is along a two mile stretch of U.S. Highway 41 and a one and a half mile stretch along State Road 776. Both US Highway 41 and State Road 776 are principal arterial roadways with raised medians. US Highway 41 runs in a northwesterly and southeasterly direction from the Project Area and serves as the major connecting roadway between the Project

Area and the cities of North Port and Venice to the northwest and the City of Punta Gorda to the southeast.

The Florida Department of Transportation's project to (FDOT) widen the existing four-lane facility to six-lanes is under construction; the widening project also includes the installation of reclaimed water, potable water and wastewater mains within the FDOT right of way. Following completion of the utility main installations, connections to these utilities can be made by property owners through approved utility extensions. The utility mains will be constructed earlier in the overall project schedule with the entire project anticipated to be completed by mid-2017.

To accommodate the road widening project, FDOT purchased easements within Murdock Village totaling 9.17 acres of land for pond sites and related drainage facilities. The County may modify or relocate the stormwater pond sites per the conditions of the stormwater easement agreement. Guyman Construction of Florida, Inc. is the Contractor for the Project and has received a Temporary License Agreement to store and stage materials for the US 41 Widening Project at 4 sites within Murdock Village. The County has the ability to ask the contractor to vacate those sites within 60 days if necessary. The Temporary License Agreement will permit the Licensor to store and stage materials for the US 41 Widening Project in 3 locations. A fourth site adjacent to one of the ponds being excavated and will allow for the storage of the excavated soil until it is reincorporated into the project.

State Road 776 runs in a northeasterly and southwesterly direction from the Project Area and serves as the major connector route to the area beaches. State Road 776 also connects with Veterans Boulevard just to the Project Area's immediate northeast which connects to Interstate 75. Potable Water and Sewer lines are available along this corridor.

The primary regional access to the Project Area is via U.S. Interstate 75 (I-75) which serves as the major north-south connector route from Michigan to Miami. Direct access to I-75 from Murdock Village is approximately 4.5 miles via Toledo Blade, one of the two major north-south roads located within the project site boundaries. Charlotte County is conveniently located to several international airports including Southwest Florida International Airport in Fort Myers, Tampa International Airport, and Sarasota Bradenton International Airport. In addition, the Punta Gorda Airport provides commercial service to over 20 cities and is included in the Punta Gorda Interstate Park - an economic center that includes certified shovel-ready properties for commercial, industrial, and logistics/distribution businesses.

UTILITIES

As mentioned earlier, Charlotte County Utilities is overseeing the installation of reclaimed water, potable water and wastewater mains within the FDOT right of

way as a component of the US41 widening project. There are some existing potable water mains and a very limited number of wastewater mains along the SR776 corridor that can presently provide service to the area. Additional internal infrastructure, including lift stations, will be needed to accommodate development in the Murdock Village area to serve a specific redevelopment project. Reclaimed water is available. Depending on the location of the development, extensions of the reclaimed water main system may be required to be completed by the Developer as per CCU requirements.

CCU provides reclaimed water to developments on a bulk user basis. CCU does not have connection fees for reclaimed water service but the Developer is required to install all reclaimed water mains required including the meter assembly as per CCU Design Compliance Standards. The current standards and rates are available on the Charlotte County Utility website. The current usage charge for reclaimed water to bulk customers is 31 cents per 1,000 gallons.

Further information is provided in the support documentation. Charlotte County Utilities is available to answer any questions specific to your development needs.

ENTITLEMENTS

The County has vacated the original plats that were previously adopted in the “Core Area” and has transferred ownership of the Subject Property to the Murdock Village Community Redevelopment Agency.

Vested For Development of Regional Impact

The “*Murdock Village Community Redevelopment Area* “ has received a Binding Letter of Interpretation of Vested Rights (BLIVR) from the State of Florida Department of Community Affairs (DCA) for 2,744 single family units, 538 multi-family units and 3,023,882 square feet of commercial uses. This DCA determination means that this amount of development within “*Murdock Village Community Redevelopment Area* “ (Vested Development) is not subject to Development of Regional Impact (DRI) review under Section 380.06, Florida Statutes. The stated vested rights are calculated on the entire Murdock Village Community Redevelopment Area.

In January 2008, DCA approved a modification to the BLIVR (BLIM) that approved the use of an Equivalency Matrix and Conceptual Plan (Exhibit 4) which allows the ability to trade between land uses while reducing uses in another category provided no additional impacts occur. For example, a developer can increase the total number of commercial square footage by a reduction in a corresponding number of residential units, or vice versa. The Equivalency Matrix is available for your review as part of the *List of Supporting Documentation*.

The Subject Property contains the available DRI vested density of 2,688 single-family units, 410 multi-family units, and 732,434 square feet of “regional commercial” and 894,594 square feet of “other commercial” development. The actual density mix for the development will be finalized upon agreement by both parties in the Redevelopment Agreement and through the County’s development review process. The available DRI vested density contained in the Subject Property shall be the basis for all proposals submitted to the County.

Murdock Village Community Redevelopment Plan

The Murdock Village Community Redevelopment Plan was adopted by the Board of County Commissioners in February 2005 and amended in 2010. The Plan meets the statutory requirements as outlined in Chapter 163, Part III of the Florida Statute. The current Plan articulates the 2010 community vision and includes a conceptual diagram of the project area. The County will work with an interested party to process additional amendments, if necessary, to articulate a revised vision based on an approved development plan.

Over the past four years the County has considered various options for the project site, the current conceptual plan (Exhibit 5) includes creating a sports complex that would complement the existing 103 acre regional park, which hosts the Snowbird Classic College Tournament, and includes 5 baseball fields and a softball field; as well as creating an entertainment district, business park, and residential development. The opportunities are endless and open for discussion. The County is willing to work with interested parties in developing a plan and vision that makes the project site a successful private/public partnership.

Murdock Village Community Redevelopment Trust Fund

In 2005, the Board of County Commissioners adopted County Ordinance No. 2005-020 that established the Murdock Village Community Redevelopment Trust Fund.

Community Redevelopment Assessment

A Community Redevelopment Assessment was recorded on July 17, 2008 (OR Book 3309 Pages 645-854) in order to compensate the community for extraordinary funding and resources committed to the acquisition and clearance of lands and a change in land use to advance the public purposes and objectives of the Community Redevelopment Act.

Transportation Concurrency

In April 2009, the CRA received determination that the property is vested from all provisions and/or elements related to transportation concurrency provisions of the Comprehensive Plan and County Code based on the vested entitlements. Any modification to the existing development plan may require a developer to seek a modification allowed under the enabling Ordinance (Ordinance 2008-026).

Future Land Use and Zoning Designation

The entire Project Site is designated on the Charlotte County Future Land Use Map as the Murdock Village Community Redevelopment Area. The Comprehensive Plan identifies the Murdock Village CRA on the Future Land Use Map and supports the development of public/private partnerships to facilitate the redevelopment of the site. The County will work with the selected developer to rezone the property to planned development.

EASEMENTS AND RIGHTS-OF-WAY

Recorded Easements within the “Core Area”

All existing utility and drainage easements in the “Core Area” have been removed through plat vacation. The following recorded easements and licenses were granted to comply with the conditions of the plat vacation and an existing easement for Comcast Cable Communications, Inc. is in effect.

1. 22 FP&L Easements
 A. OR Bk 3317/ Pg 243

2. 2 Comcast Easements
 A. OR Bk 1854/ Pg 1952
 B. OR Bk 3317/ Pg 451

3. Embarq Easement
 A. OR Bk 3319/ Pg 486

4. AmeriGas Propane L.P. (Area Wide Easement*)
 A. OR Bk 1602/Pg 1169

Recorded License Agreement

1. Citicasters Co.
 A. OR Bk 3317/ Pg 429

* Note: The validity of any future or potential claim by AmeriGas pursuant to OR Book 1602, Page 1169 will be the developer’s or purchaser’s responsibility to determine. All former plats that defined the AmeriGas easements have been vacated and no longer exist.

CONVEYANCE AND TITLE SUMMARY

All interested parties should read and familiarized itself with Part III, Chapter 163, Florida Statutes (the “Community Redevelopment Act”), and specifically Section 163.380 concerning the disposition of property by a community redevelopment agency.

Subject to the provisions of Chapter 163, Part III and specifically Section 163.380, Florida Statutes, the Murdock Village Community Redevelopment Agency will convey its interest by County Deed and cannot warrant the title or to represent any statement of facts concerning same. All disposition of property within the community redevelopment area will be subject to the procedural and other provisions provided for in Section 163.380, Florida Statutes.

All interested persons will be provided an independent opportunity to undertake such physical inspections or other investigations to allow evaluation of physical characteristics as well as other such matters as may be deemed relevant to determine feasibility and advisability of the purchase of such lands for redevelopment in a manner consistent with the Murdock Village Community Redevelopment Plan. To the extent reasonably possible, the redevelopment agency intends to assemble and make available as public record relevant information in order to make such examination and evaluations as efficient as possible for interested persons. However, all interested persons must acknowledge that the County and its redevelopment agency cannot and will not make representations or warranties of any kind, either express or implied, and that all dispositions will be on an "as is, where is, with all faults" basis. All information supplied by the County or its redevelopment agency and all disclosures or information supplied or made available by the County are believed to be accurate, but cannot be guaranteed or warranted.

Next Steps

Appropriate County officials and staff responsible for administering the CRA are available to meet with any Interested Party to discuss this information in more detail. The Interested Party should understand that any redevelopment or disposition agreement developed will, if ultimately satisfactory to the CRA, by law necessitate a thirty (30) day published notice inviting other proposals and making the public aware that the CRA is prepared to consider not only the Interested Party's proposal, but other proposals, the financial ability of the persons making such a proposal to carry them out; and, that the County may accept any such proposal as it deems to be in the public interest and in furtherance of the purposes of the Community Redevelopment Act.

SUPPORTING DOCUMENTATION

Over the years several studies have been completed by the County and other interested parties. The CRA is a governmental entity and cannot and does not make any warranty or representation relative to the title of the subject property, its condition, or the completeness of any information or disclosure of information. The CRA will provide the information in its possession and the provision of such information is done so essentially on the basis of providing readily available public information; and, all due diligence is and must be done exclusively and independently by any Interested Party and any conveyance of the subject

property is on a “where is” and “as is” basis without any representation or warranties, expressed or implied, whatsoever.

The following support documentation is available electronically. For more information on the available entitlements and to discuss this opportunity, please call the Economic Development Office at 941.764.4941.

SUMMARY OF DOCUMENTS

1. 2012 Southwest Land Developers Environmental Studies

- a. 2012 03 01-USACOE Wetland Jurisdictional Determination
- b. MV – Survey 1 of 2
- c. MV – Survey 2 of 2
- d. Species Survey
- e. Wetland Delineation 10-11

2. Charlotte County Utilities

- a. CCU Standard Developer Agreement FY2015 Final
- b. CCU Utility Rate Resolution 2014-129
- c. Connection Fees Examples
- d. Murdock Village Utilities Map 2013
- e. Sewer Rates Current as of 10.1.14
- f. US41 Widening Project Collingswood to Chamberlain Utility Plans
- g. Usage Table to Calculate Connection Fees
- h. Water Rates Current as of 10.1.14

3. Development Items

- a. Community Redevelopment Assessment Covenant Recorded 7.17.08
- b. Impact Fees as of 01.12.15
- c. Murdock Village MSTU Ordinance 2007-087

4. Easements and Encumbrances

- a. Comcast Easements
 - i. Comcast Cable Easement Map 06.30.2008
 - ii. Comcast Cable Easement OR Bk 1854 Pg 1952
 - iii. Comcast Cable Easement OR Bk 3317 Pg 451
- b. FPL Easements & MOA
 - i. 22 FP&L Easements OR Bk 3317 Pg 215
 - ii. FPL Easement Map
 - iii. FPL Memorandum of Agreement - 2008

- c. Amerigas Easement OR Bk 1602 Pg 1169
- d. Citicasters Co License OR Bk 3317 Pg 429
- e. Embarq Easement OR Bk 3319 Pg 486
- f. FDOT Stormwater Pond Easements Bk 3843 Pg 1724

5. Financial

- a. Bond Resolution 2005-189
- b. Financial Investment July 2014
- c. Trust Fund Ordinance 2005-020

6. Maps

- a. Murdock Location Regional Perspective
- b. Murdock Village 2 Mile Radius Map
- c. Murdock Village Aerial – June 2 2014
- d. Murdock Village Location County Perspective – 2014
- e. Murdock Village Subject Property 2014
- f. Murdock Village Subject Property Survey 05.08.08
- g. Subject Property with FDOT Easements

7. Proposed Development History

- a. 2014 Conceptual Plan
- b. Murdock Village History through 2012

8. Supporting Studies

- a. Tree Survey
 - i. Heritage Tree Survey (Table 1)
 - ii. Inventory Summary (Table 2)
 - iii. Tree Inventory (Appendix 1) by Habitat
 - iv. Tree Inventory (Appendix 2)
 - v. Tree Survey Memo September 2005
- b. Archeological and Historical Survey 2006
- c. GeoTechnical Engineering Services Report 2006
- d. Phase I Environmental Site Assessment 2007
- e. Phase II Environmental Site Assessment 2008
- f. Protected Species Assessment 2005
- g. Protected Species Assessment Update 2008
- h. Road Network Analysis
- i. Vegetation Map FLUCCS September 2005
- j. Vested Development Rights Traffic Impact Study February 2009

9. SWFWMD Correspondence and ERP Permit

- a. Conceptual ERP April 2014
- b. STOCK DEVELOPMENT APPLICATION 2006
 - i. Correspondence – SWFWMD 2006
 - ii. Site Condition Assessment Permit Drawings 2006
 - iii. Review Package Environmental Resource Permit
 - iv. Stock Application 2006
 - v. Survey Wetlands and Surface Water Jurisdiction Lines

10. US41 Widening Project

- a. Aerial of US41 Corridor with access management
- b. Construction Plans – Collingswood to Stratford
- c. Roadway Plan US41 at Chamberlain

11. Vested Rights

- a. Application Form for Vested Rights for Determination or Modification
- b. Equivalency Matrix Use Memo 10.27.2008
- c. Habitat Conservation Plan Approval Letter FW 2008
- d. Vested for Development of Regional Impact
- e. Vested Rights Ordinance 2008-026

12. Other Documents

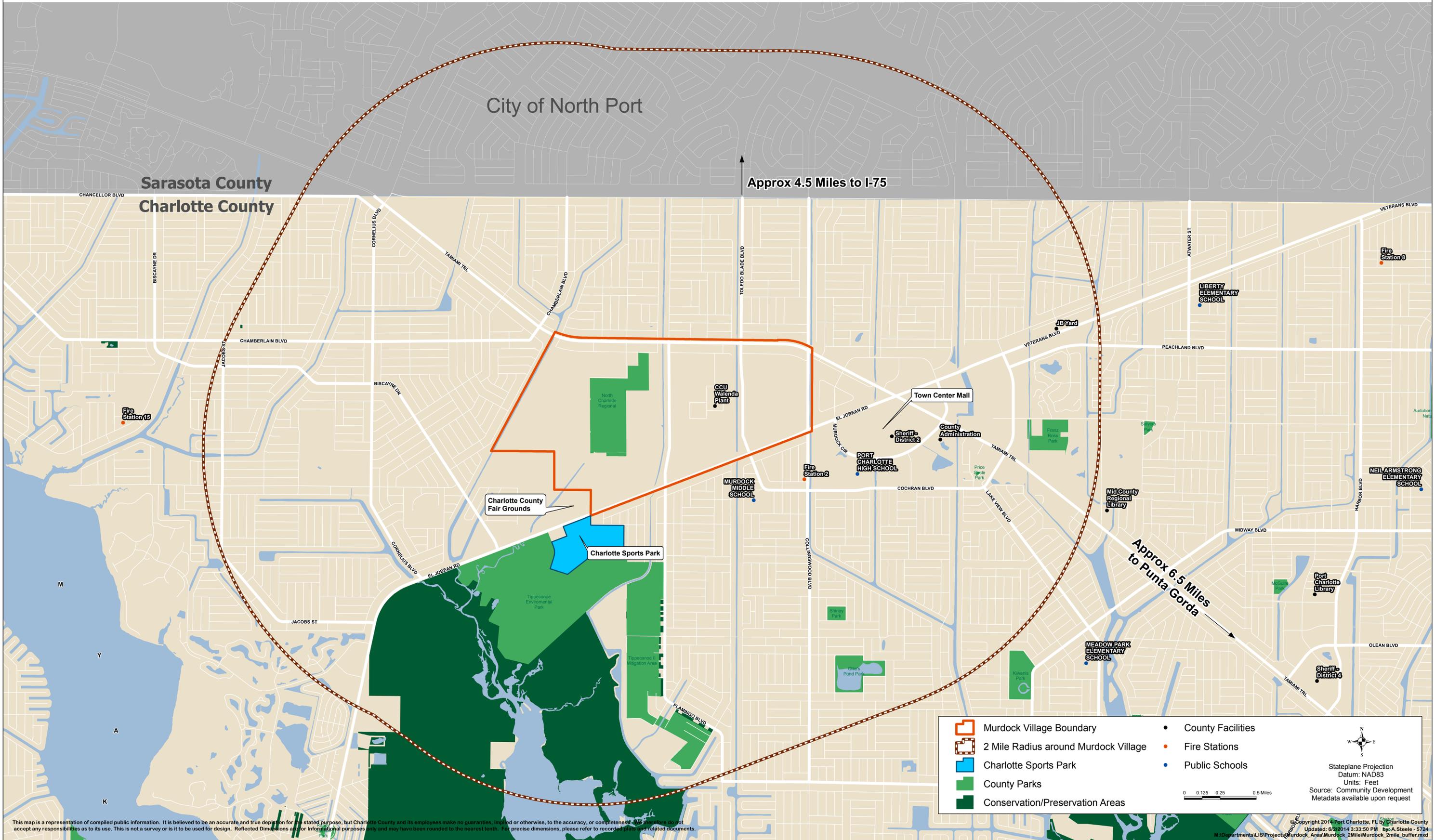
- a. Deed to CRA Recorded 7.17.08
- b. Letter of Interest Suggested Format
- c. Murdock Village Appraisal 2006
- d. Murdock Village Community Redevelopment Plan
- e. Murdock Village Comprehensive Plan January 2008
- f. Ripken Feasibility Study – Final



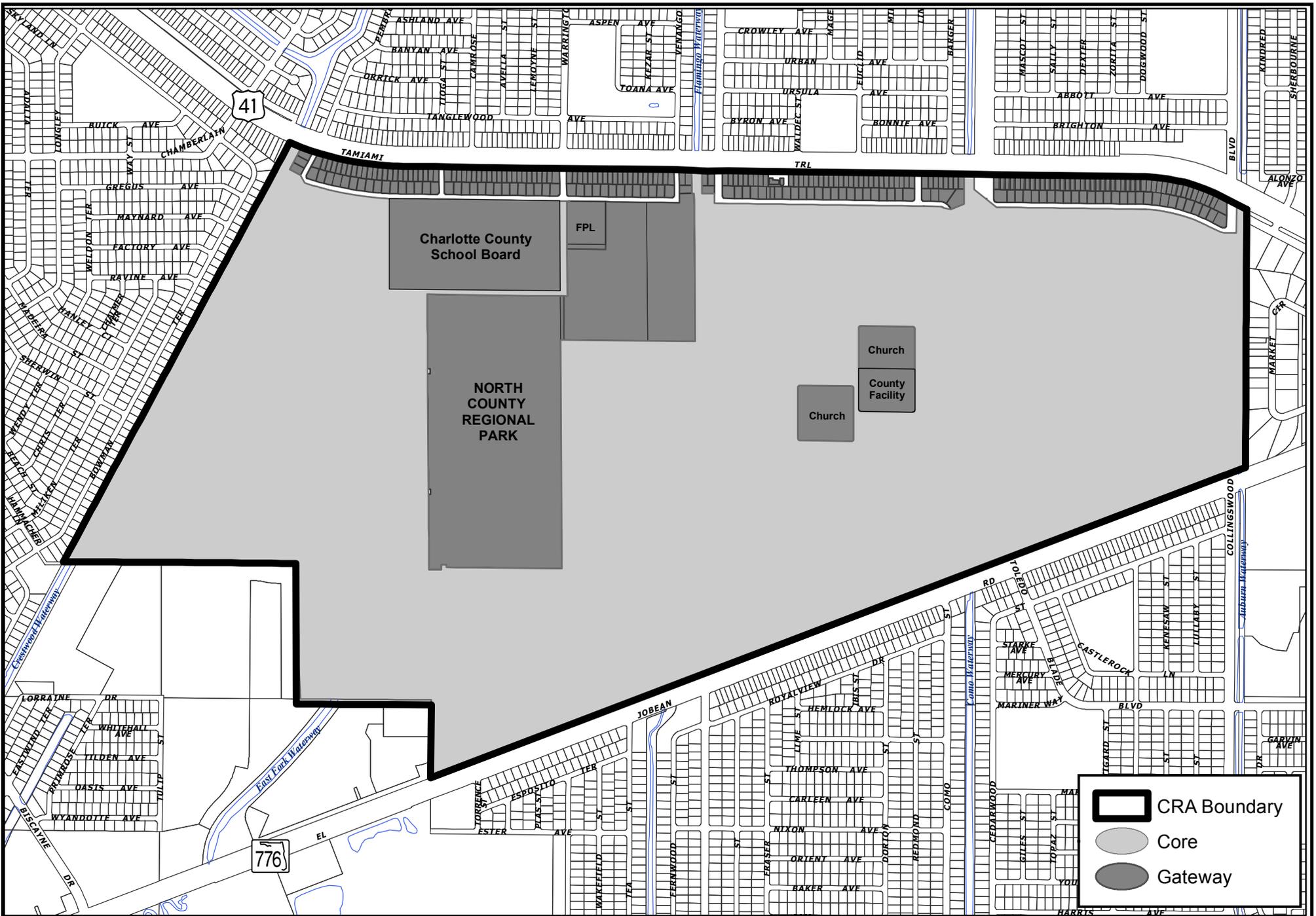
CHARLOTTE COUNTY

Murdock Village - Vicinity

EXHIBIT 1



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MURDOCK VILLAGE

Exhibit 2 - Core and Gateway Areas



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 Drafted by catlinb@19/2006



- County Owned
- FPL
- Offering Area
- Private
- School Board



MURDOCK VILLAGE

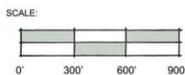
EXHIBIT 3



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 Revised by HoffmanW6/7/2016



* Residential neighborhoods are expected to include a mix of housing products, parks, recreation amenities and may include neighborhood commercial land uses.



PROPOSED MODIFIED
Conceptual Diagram
Murdock Village Community Redevelopment Area
 FOR DISCUSSION PURPOSES ONLY

Land Use Area	ALLOWABLE LAND USES									
	Single Family Residential	Multi Family Residential	Regional Commercial	Other Commercial	ALF	Office Show Room	Community Commercial	Recreation Facility	Internal Commercial	Student Housing
Neighborhood Residential	x	x			x			x	x	
Town Center	x	x	x	x	x	x	x	x		
General Commercial		x	x	x	x	x	x			
Community Commercial		x		x	x		x	x		
Office Showroom						x				
Internal Commercial					x				x	
University Campus										x
Educational Facility										

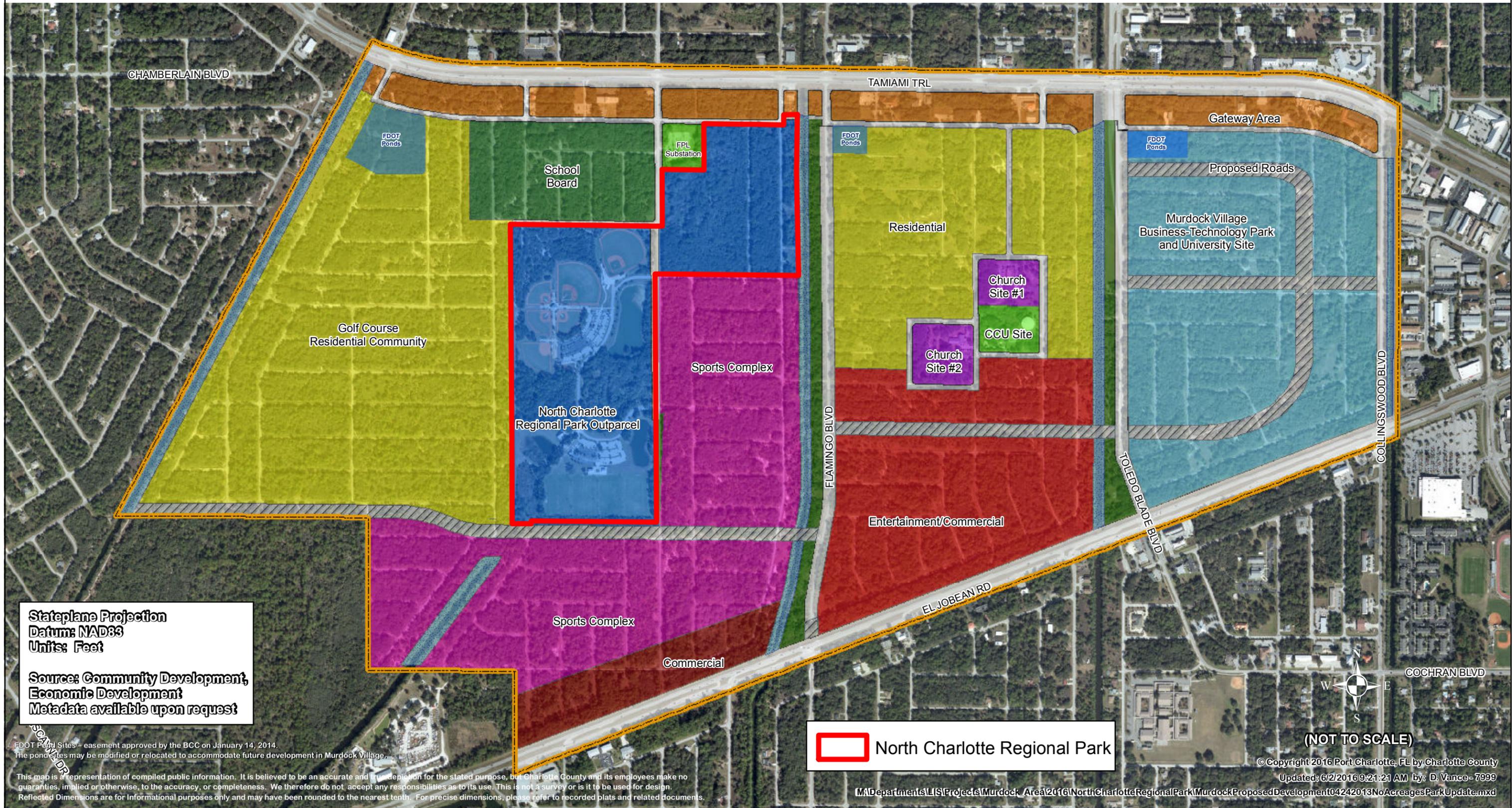
EXHIBIT 4



CHARLOTTE COUNTY

Murdock Village Proposed DRAFT Concept Bubble Plan

Exhibit 5



Stateplane Projection
 Datum: NAD83
 Units: Feet
 Source: Community Development,
 Economic Development
 Metadata available upon request

North Charlotte Regional Park



(NOT TO SCALE)

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FDOT Pond Sites - easement approved by the BCC on January 14, 2014.
 The pond sites may be modified or relocated to accommodate future development in Murdock Village.
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