

**MINUTES**  
REGULAR MEETING  
MURDOCK VILLAGE  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)  
**Friday, May 14, 2004 – 7:30 a.m.**  
County Administration Building – Room 119

**Members Present**

David M. Klein, M.D., *Chairman*  
Larry J. Sandles, *Vice-Chairman*  
Craig J. Benton, D.C., *Property Owner*  
Matthew D. DeBoer, *Commission District 4*  
Clive W. Hollin, *Real Estate Broker*  
Al J. Tousignant, *Member at Large*

**Staff Present**

Louis Whitehead, Assistant County Attorney  
Bruce D. Loucks, County Administrator  
Kelly Shoemaker, Assistant to the County Administrator  
Tom Cookingham, Planning Services Manager  
Barbara D. Watkins, Recorder

**Members Excused**

Suzanne T. Graham, *Property Owner*

**Others Present**

Barbara Rendell, Charlotte County School Board Member

**I. Call to Order**

*Chairman David Klein* called the May 14, 2004 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 7:30 a.m. in Room 119 of the Charlotte County Administration Building; roll call was taken and it was noted there was a quorum present.

**II. Additions/Deletions to Agenda - None**

**III. Approval of Minutes**

*A motion was presented by Commissioner DeBoer and seconded by Larry Sandles to approve the April 9, 2004 minutes of the Murdock Village-Community Redevelopment Agency Advisory Committee with the following correction:*

*Page 3, under Next Meeting...the date should read May 14, 2004 not April 14, 2004.*

*Carried unanimously.*

**IV. Unfinished Business - None**

**V. New Business**

**1. Murdock Village Update**

*Tom Cookingham* reported that the County has received one proposal for Murdock Village, Lennar Corporation, which will be reviewed by the staff advisory group and forwarded as a recommendation to the Board of County Commissioners (BCC) to either accept or reject the proposal as written. If the proposal is accepted by the Board, the next step will be to move on to the negotiations for the Redevelopment Agreement. As there is only one proposal, this could accelerate the review process. *Commissioner DeBoer* commented that the “price proposal” has been received and is in a sealed envelope, and staff anticipates that at their meeting next week this will be opened. It was noted by *Tom Cookingham* that Lennar Corporation has been very active participant in the entire process. Staff will continue to work very closely with Lennar, if, in fact, they are the selected developer for this project. He said the advisory board will be kept informed of the process. In response to a question as to

whether the County is concerned with the constitutional challenge to the redevelopment act, *Attorney Whitehead* read a communication received from Bob Gill, the County's outside counsel handling the condemnation actions as follows: "It's our belief that the remaining issues on this matter, while being the subject of local emotion, are not of great constitutional import. The particular note here is that 3,000+ parcels are included in the redevelopment site, whereas less than 20 lot owners have objected to the acquisition to date. The vast majority of the land owners contacted to date have, in fact, more than willing to sell their properties which are often held by descendents victimized by the practices of GDC." *Chairman DeBoer* commented that there have been two challenges... one to the challenges to the constitutionality which the judge has already dismissed; and the other is whether the County Commission had adequate information and fact given to it when making its findings of blight...the County met eight of the criteria when only one was needed.

The committee would like to see the Lennar's Request for Proposal (RFP) the price, cash flow, timeline for development, their marketing plan and how they propose to proceed. *Chairman DeBoer* briefly reviewed Lennar's RFP. This information will be forwarded to the members prior to the next meeting

**VI. Correspondence & Communication Received - None**

**VII. Attorney's Comments - None**

**VIII. Public Comments**

*Barbara Rendell*...commented that it was her understanding the purpose of developing the Murdock Village area was to decrease the number of the 3,033 vacant lots. *Tom Cookingham* responded that there were originally 5,400 dwelling units, comprised of multi-family mix and single-family units, and over one million square feet of commercial area vested in that property. *Ms. Rendell* asked where the figure 3,033 came from...*Tom Cookingham* responded that it must be the number of lots that exist within the Murdock CRA, which includes commercial lots. *Commissioner DeBoer* commented on it makes a difference on how the units are set into the community and how the commercial areas relate to them so that people don't have to get into their car and drive to everything. He said another issue is the fact that there is currently no infrastructure in the area...there's a 40-year old road system with very little drainage and very little available water and sewer...also, the current use does not set aside an area for a school...the Murdock Village proposal allows for this. The purpose of the whole plan is a growth management issue.

**IX. Staff Comments - None**

**X. Member Comments**

*Al Tousignant*...commented on the May 7 editorial which appeared in the Charlotte Sun which did away with a lot of the negative input that's been voiced on the project.

*Larry Sandles*...requested that a special meeting be called for review of the project if the process is accelerated. *Commissioner DeBoer* agreed this will most likely be necessary.

*Chairman DeBoer*...spoke on the e-mails which have been surfacing comparing the Murdock Village project to the upcoming election and that he is tied to Lennar Homes...to expel these rumors, he stated he is not associated with Lennar Homes.

*Craig Benton*...reiterated that if the process is accelerated, it would be nice to have a special meeting prior to approval of the plan. *Tom Cookingham* said that once it is determined where the

County is going, he will set a meeting date. *Craig* requested they be provided with the material to review at least two days prior to the meeting date.

At this point in the meeting, *Bruce Loucks*, County Administrator, clarified that on Thursday, May 20, the selection committee will be meeting to review the proposal; the first part of the meeting is a pass/fail and if the proposal passes, the envelope will be opened, at which time the financials will be reviewed. An agenda item has been placed on the May 25 BCC meeting, which can be pulled if necessary. The item states that the Board will give staff direction to move forward to begin negotiations on the Developer's Agreement on May 25. He stated that the proposal will be ready for viewing on the Web site this afternoon. *Chairman Klein* commented that it has come to his attention that the County is planning to hire someone to guide this project over the next few years. *Bruce Loucks* responded that the County is currently in the process of interviewing for a Redevelopment Director whose responsibility will be to oversee three significant redevelopment projects...Murdock Village CRA, Airport Regional Commerce Park and the Charlotte Harbor CRA.

*Barbara Rendell* asked whether the School Board would be receiving a copy of the Lennar Development Plan. *Tom Cookingham* responded that once the information becomes available, the County will make this available to the School Board in whatever format is requested. *Commissioner DeBoer* commented that the County does not have a copy of the master plan as yet, but he believes Lennar does have it developed and anticipates that once the commitment is made on the 25<sup>th</sup>, Lennar will provide this information. At this time, the School Board will be brought into the discussions to work out details of the plan.

*Tom Cookingham* briefly reviewed the procedural steps which need to be taken in the development of the *Development Plan* for the CRA, which is required by State law. The developable land will become part of the *Murdock Village Plan* which will be adopted in the land use map; also to be developed is a *Mixed Use Designation* as to what can happen within Murdock Village based upon that development plan. This process will most likely take one year before becoming final. Therefore, the County and the School Board will have ample opportunity to review the development plans.

**XI. Next Meeting**

The next meeting of the Murdock Village CRAAC is scheduled for *Friday, April June 11, 2004 at 7:30 a.m. in Room 119.*

**XII. Adjournment**

There being no further business, the meeting **ADJOURNED** at 7:59 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: \_\_\_\_\_