

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, December 10, 2004 – 7:30 a.m.
County Administration Building – Room 119

Members Present

Craig J. Benton, D.C., *Property Owner*
Larry J. Sandles, *Vice-Chairman*
Suzanne T. Graham, *Property Owner*
Al J. Tousignant, *Member at Large*

Members Excused

Matthew D. DeBoer, *Commission District 4*
David M. Klein, M.D., *Chairman*

Members Absent

Clive W. Hollin, *Real Estate Broker*

Staff Present

Bruce Loucks, *Administrator*
Louis Whitehead, *Assistant County Attorney*
Debrah Forester, *Redevelopment Manager*
Barbara D. Watkins, *Recorder*

Others Present

Lee Swift, *Member, Charlotte County School Board*

I. Call to Order

Vice-Chairman Larry Sandles called the December 10, 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

Under New Business, Project Update, the second item should be *Update on the Redevelopment Plan*.

III. New Business

Project Update

1. **Comprehensive Plan Amendment**

Debrah Forester reported that comments on the Comprehensive Plan Amendment are expected back from the Department of Community Affairs (DCA) next week. It is scheduled to be taken to the Planning and Zoning Board on January 10, 2005 and to the Board of County Commissioners for adoption on January 18, 2005. Upon adoption, the Plan will be forwarded to the DCA; there is review and a compliance period which lasts 45 days, and a Comprehensive Plan challenge period which lasts 21 days. The effective date of the Plan will be April 11, 2005. However, once the plan is adopted by the Board on January 18, the County will be able to adopt the Redevelopment Plan for Murdock Village.

2. **Update on the Redevelopment Plan**

Debra Forester commented on the last workshop held by the Board where they gave direction to go forward with Option 1, *Continue with substantial completion of 1,100 acre land acquisition*. *Ms. Forester* distributed copies of the following (*copies attached to the original minutes*):

- Option 1 which was adopted by the Board
- Murdock Village Property Acquisition Map

The County completed the Order of Taking hearings December 1 for Phases I – IV. The Board has directed staff to consolidate the purchase of Phases V – IX, as well as to proceed with the development of the Redevelopment Plan, with assistance from the consultants. The County is going to move forward to stay on schedule with the adoption of the Redevelopment Plan by having the consultants do the conceptual plan. *Ms. Forester* discussed some of the key component areas of the concept plan. The concept plan will be taken to the Board on December 14 for their review and consensus that this is the concept which should be included in the Redevelopment Plan. The next step is the creation of a capital improvement projects list, which is required to be included in the Plan, and then the draft of the Redevelopment Plan will be completed. *Ms. Forester* commented that Phase X, the commercial properties on US 41, is not included in the expedited consolidation phase. The County is looking at Phase X to ensure that as it is redeveloped, that there is adequate depth for those properties to redevelop.

3. Discussion of Board Workshop Held 11/30/04

Debrah Forester stated there were three developers at the workshop who expressed an interest in the project. Once the Redevelopment Plan is adopted, the County will be able to move forward with a 30-day notice in the paper. During this time, other developers will have the opportunity to submit their proposals. At this meeting, the Board also directed the expansion of the budget up to \$45 million for the land acquisition. Also discussed was that since the County and Lennar could not come to terms on an interim agreement, the purpose of which was to work with Lennar on getting the concept plan done for the Redevelopment Plan, the County is bypassing the interim agreement...however, Lennar is still an interested party and was at the workshop.

Larry Sandles stated that he and Suzanne are both on the executive board of the Charlotte Builders and Contractors Association. During the workshop, the CBCA's name was used several times and he wanted it noted, and on the record, that the group of local developers who appeared at the workshop are not a CBCA-endorsed group of developers. Though they may or may not be members of the CBCA, it was not a CBCA-endorsed presentation.

VI. Correspondence & Communication Received

Debrah Forester distributed copies of newspaper articles which have recently appeared pertaining to Murdock Village. She also distributed a copy of *Charlotte County Road Map to Long-Term Recovery* where Murdock Village is mentioned. *Larry Sandles* noted that he appreciates it that the members are being kept informed...feels it is very important.

VII. Attorney's Comments

Attorney Whitehead commented on the following:

- The County's outside counsel was successful in getting the court to enter Orders of Taking against the parcels in Phases III and IV, which gives the County ownership of Phases I – IV...very crucial milestone.
- With the decision at the Workshop with respect to Option 1, the aggressive approach that the Court will take will allow the Orders of Taking for the balance of the properties to be entered at a faster pace...this sets the values of the properties and puts the County in a much better position.

- With the acquisition of Phases III and IV, and the County's decision to proceed with Phases V – IX, these are significant legal decisions that have financial implications.

Larry Sandles asked if there is a timeline with the taking of Phases V – IX. *Debrah Forester* responded that the target for completion of Phases V – IX is October 2005.

VIII. Public Comments - None

IX. Staff Comments

Debrah Forester requested that the January meeting date be moved up one week in order to stay on track with the Redevelopment Plan. After discussion, it was agreed that the Murdock Village-CRAAC will meet on **Friday, January 7, 2005 at 7:30 a.m. in Room 119**. The agenda of this meeting will be to review the final draft of the Redevelopment Plan.

Ms. Forester reminded the members of the Board meeting to be held on Tuesday, December 14. The Board will be reviewing the Concept Plan. This will give an idea of the basic concept that the County is going with for the Murdock Village Mixed-Use. She also mentioned that it appears that the location of the Towne Center will be very similar to the location of where Lennar had placed it.

X. Member Comments - None

XI. Next Meeting

The next meeting of the Murdock Village-CRAAC is scheduled for **Friday, January 7, 2005 at 7:30 a.m. in Room 119**.

XII. Adjournment

There being no further business, the meeting **ADJOURNED** at 7:53 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____