

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, May 13, 2005 – 7:30 a.m.
County Administration Building – Room 119

Members Present

Larry J. Sandles, *Vice-Chairman*
Matthew D. DeBoer, *Commission District 4*
Suzanne T. Graham, *Property Owner*
Al J. Tousignant, *Member at Large*

Staff Present

Rich Browne, Assistant County Attorney
Debrah Forester, Redevelopment Manager
Barbara D. Watkins, Recorder

Others Present

Members Excused

David M. Klein, M.D., *Chairman*
Craig J. Benton, D.C., *Property Owner*
Clive W. Hollin, *Real Estate Broker*

I. Call to Order

Vice-Chairman Sandles called the May 13, 2005 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 7:36 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

ACTION: *A motion was presented by Commissioner DeBoer and seconded by Al Tousignant to approve the minutes of the March 11, 2004 meeting of the Murdock Village-CRAAC with the following corrections: Page 2, under “Member Comments”, third sentence...change all to majority of the properties in Phases 1 through 9...”; Page 2, under “Next Meeting”, the date should be changed from March 11 to April 8. Motion carried unanimously.*

IV. Old Business

Update on Developer Interest

Debrah Forester provided the following comments:

- The Developer Interest list was distributed in the packet, copy attached to the original minutes. Have received several calls; as interest is received, a CD containing Murdock Village information to date is sent out to the developer. Plans are to send out public relations packets on the project within the next two months to developers whom we’ve identified but who haven’t yet contacted us.
- Six (6) copies of sample logos for Murdock Village, put together by HHI, were distributed for the purpose of receiving committee input (copies attached to the original minutes). After discussion, the committee decided on either Options 14, 15 or 16...to include trees in the background like Option 15. It was also the consensus to eliminate the box.

Commissioner DeBoer asked *Ms. Forester* to explain where we are in the process. She provided the following:

- Phase V Order of Taking Hearings – completed.

- Phase VI and a portion of Phase IX Order of Taking Hearings –end of May.
- Phase VII and VIII Order of Taking Hearings – end of June.
- By July, we should have most of the properties in our possession.
- Looking at the appeals, which amounts to approximately 20 lots, in anticipation that there will be a ruling from the District Court of Appeals this summer.

- Goal is to have 30-day notice out by October 1...depends on what happens this summer with the appeals.

V. New Business

Concurrency Amendment

Debrah Forester explained that a road concurrency exception area for both Murdock Village and Charlotte Harbor is being proposed as a pre-emptive measure. There's a portion of US 41 along the Murdock Village area which is very close to being at the current level of service (C); the County wants to ensure that all our bases are covered when going out for RFPs. The exception was presented to the Planning and Zoning Board on May 9 and, after discussion, a recommendation to the Board of County of Commissioners (BCC) for transmittal was approved. They were concerned with some inconsistencies within the Comp Plan with reference to language in the text amendment with reference to concurrency and certificate of occupancy. The Community Development staff is currently working through the EAR process and the transportation element inconsistencies will be cleared up at that time. *Ms. Forester* asked this committee to take action and make a recommendation to the Board of County Commissioners to approve the transmittal of the road concurrency exception for Murdock Village in the transportation element of the Comprehensive Plan.

ACTION: A motion was presented by Commissioner DeBoer and seconded by Al Tousignant that a recommendation be made to the BCC from the Murdock Village-Community Redevelopment Agency Advisory Committee to approve the transmittal of the road concurrency exception for Murdock Village in the transportation element of the Comprehensive Plan. Motion carried unanimously.

VI. Correspondence & Communication

Ms. Forester noted that the articles which have been in the paper were included in the packets.

VII. Attorney's Comments

Attorney Rich Browne stated that the Connecticut eminent domain court case decision is still pending and could come at any time.

VIII. Public Comments - None

IX. Staff Comments - None

X. Member Comments

Commissioner DeBoer...spoke about growth management as it relates to impact fees. He said this could really impact Charlotte County...will continue to keep the committee updated.

XI. Next Meeting

The next meeting of the Murdock Village-CRAAC is scheduled for *Friday, June 10,, 2005 at 7:30 a.m. in Room 119.*

XII. Adjournment

There being no further business, the meeting **ADJOURNED** at 7.55 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____