

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, October 14, 2005 – 7:30 a.m.
County Administration Building – Room 119

Members Present

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

Staff Present

Debrah Forester, *Redevelopment Manager*
Barbara D. Watkins, *Recorder*

Others Present

Members Excused

Suzanne T. Graham, *Property Owner*

I. Call to Order

Chairman Klein called the October 14, 2005 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

ACTION: *A motion was presented by Commissioner DeBoer and seconded by Clive Hollin to approve the minutes of the September 16, 2005 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.*

IV. Old Business

Land Acquisition

Debrah Forester reported that the County has completed Phases 1-9 of the land acquisitions effective September 27. Deferring to the Property Acquisition Map which was distributed to the members (*copy attached to the original minutes*). *Ms. Forester* explained the areas which will not be included in the real estate offering, including the FPL and CU site and the two churches. The County has acquired 74 lots within Phase 10 of the redevelopment area. Phase 10 is a part of the redevelopment area and steps to initiate the redevelopment of Phase 10 will be decided once a developer is selected. The remaining parcels in Phase 10 are not scheduled to be purchased by the County at this time. There are several parcels that are currently for sale. The area will be included in the development standards and uses that will be identified in the new zoning district that will be adopted. The Committee agreed not to make any further recommendations to the Board regarding Phase 10.

Request for Proposal Process

Debrah Forester announced that the Request for Proposal will be placed in the newspaper the first week in December announcing that the County will begin a formal search for a developer of Murdock Village. The RFP, similar to the one prepared two years ago, will outline the criteria and guidelines by which the County will evaluate the proposals. The advertisement will appear in the paper for 14 days, which is a requirement of the County for RFPs, and then the developer will have 60 days to put together their packets for submittal. Within the 60-day timeframe, the 30-day notice will also be done which is a requirement of the Redevelopment Statute. There should be a developer chosen by the end of March or early April 2006.

Chairman Klein asked about the DRI (Development of Regional Impact) process. *Ms. Forester* responded that the County received the vested rights letter from the Department of Community Affairs which has vested the County for the approximate 3,200 residential units and up to 3 million square feet of commercial. She explained that the matrix currently being worked on for submittal to the DCA will allow the County to convert some of the commercial to additional residential, or residential to commercial, whichever the case may be. Pertaining to the vested rights, the County will have what it currently owns as vested rights, which is approximately 1.6 million square feet of commercial under County control; the remainder (1.4 million square feet) continues to be in the US 41-Phase 10 area which is not under County control. There should not be any need for a DRI based on the vision that Murdock Village is to create a proposed mixed-use town center development.

V. **New Business**

VI. **Correspondence & Communication** - None

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

VIII. **Public Comments**

Allen Greer, Eagle Properties, Inc., spoke at great length about clients he represents who own three lots on the corner of O'Donnell Boulevard and US 41 (Tamiami Trail), and that they would like the County to give them something in writing stating that this property will be excluded from being taken by eminent domain. Considerable discussion ensued, to include lengthy comments presented by the property owner, however, it was pointed out this issue is not something that should come before this committee...it is a legal matter.

IX. **Staff Comments**

Debrah Forester stated she received correspondence from Wilson Miller based on the Mixed Use Zoning District, and a letter requesting some calculations to be used in the conversion matrix being proposed. These comments have been forwarded to the consultants who are working on this. Further, *Ms. Forester* reported that regarding the two items from last month's meeting regarding the bond validation and the amendment to the Murdock Village plan went to the Board and were approved.

X. **Member Comments** - None

XI. **Next Meeting**

Following a discussion, it was agreed the next meeting will be held on *Friday, November 18, 2005 at 7:15 a.m. in Room 119.*

XII. **Adjournment**

There being no further business, the meeting **ADJOURNED** at 8:04 a.m.

Respectfully submitted,

Barbara D. Watkins

Barbara D. Watkins, Recorder

/bdw

Approved: _____