

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, June 9, 2006 – 7:30 a.m.
County Administration Building – Room 119

Members Present

David M. Klein, M.D., *Chairman*
Craig J. Benton, D.C., *Property Owner*
Joe Calafiori, *General Contractor*
Tom D'Aprile, *Commissioner/District 1*

Members Excused

Al J. Tousignant, *Member at Large*

Members Absent

Suzanne T. Graham, *Property Owner*
Clive W. Hollin, *Real Estate Broker*

Staff Present

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

Others Present

Sue Sifrit, Charlotte County School Board Member
Bill Bullock, Stock Development

I. Call to Order

Chairman Klein called the June 9, 2006 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 Joe Calafiori and seconded by Craig Benton to approve the minutes of the December 9, 2005 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.

At this time, Chairman Klein introduced the new member appointed to the MV-CRAAC...Joe Calafiori. Mr. Calafiori gave a brief summary of his background and stated he is pleased to serve on this committee and looks forward to utilizing his experience to assist the community.

IV. Old Business - None

V. New Business

Overview of Proposal (Stock Development)

Bill Bullock, Project Manager-Stock Development, provided a presentation of the slide show which was presented to the Board of County Commissioners during the selection process. Some of the highlights/discussions/details are as follows:

- Stock Development is very excited about the project; excellent meetings with County staff and believe that everything is on tract for both parties.
- Stock Development is a multi-faceted land development and homebuilding company... approach to business is a turn-key approach...a one-stop shop for their customers.
- Briefly presented the master plan for Murdock Village to include:
 - 2,900 residential units...single family, as well as multi-family to include an age-targeted active adult segment
 - 1.7 million square feet of commercial, to be divided among a variation of uses; i.e., offices, Gulf Coast University campus, County Administrative offices; South side of the project consists of 850,000 square feet of office and retail

- Town village in the center of the project consisting of 250,000 square feet to target an entertainment-type of destination; i.e., restaurants, boutique grocery, hardware store, entertainment facilities to serve not only the residents of Murdock Village but the County residents as well; very committed to the main street, town center feel
 - On the right side are flats and town home section
 - Want to offer a varying range of price lines
 - 10% of the community will reach the attainable housing thresholds outlined in the RFP
 - Light business park on the east
 - North side of property is proposed as medical office space, assisted living in addition to some retail along US 41
 - Talks continue with landowners of the “A2” area...the gateway... and several are willing to negotiate; will not be acquiring all the commercial/retail along US 41
 - Presented artist renderings of potential building styles; are engaging very specialized architects who concentrate on mixed-use, town center lifestyle centers
 - Will have linear parks and greenways which will have easy access from any point within the community for recreation
 - Discussed 5-minute walk concept which means that a resident within Murdock Village is within a 5-minute walk from recreation, light commercial or civic use
 - Discussed the four amenity pods being planned and their uniqueness
 - Discussed the blueways...waterways...hydrology
 - Green community plan...environmental/energy friendly homes and parks
 - Stormwater treatment attenuation/retention areas
 - Discussed traffic...tertiary traffic system to include arterial roads, collector roads, neighborhood roads and pedestrian underpasses
- Stock proposes an aggressive schedule; will start south and work north

Commissioner D'Aprile asked about the Toledo Blade traffic. *Mr. Bullock* commented that this has been discussed and it is being developed such as to continue to maintain traffic flow. However, types of vehicles traveling this route might be limited.

Scenic Highway Designation

Debrah Forester reviewed the memo given to the members (*copy attached to the original minutes*) distributed by Community Development regarding the Scenic Highway Designation of SR 776 and CR776/775 Loop. The purpose of applying for this designation is that the County, if approved by the State, will receive additional dollars for beautification. *Debrah Forester* explained that the portion of SR 776 that fronts Murdock Village is included in this designation. She indicated that she provided the advocacy group that is completing the application with a short write-up also be incorporated into the designation. The MV-CRAAC is encouraged to participate in this process by completing the survey and submitting comments through the websites provided in the memo.

VI. Correspondence & Communication

Debrah Forester announced she has a CD available with all of the articles (over 70) which have appeared in the newspaper since the committee last met. Anyone interested is asked to contact her and her office will mail it out to them.

VII. Attorney's Comments - None

VIII. Public Comments - None

IX. Staff Comments

Debrah Forester commented the County continues to meet with Stock Development weekly to work through the Redevelopment Agreement. It is anticipated that this should be completed within 90-120 working days for the BCC to review, after which the draft can be presented to the MV-CRAAC. Ninety (90) working days would be the beginning of September.

A discussion was held regarding whether or not it was necessary to hold a meeting during this time period. *It was determined to cancel the July and August MV-CRAAC meetings and schedule the next meeting for Friday, September 9, 2006.*

X. Member Comments - None

XI. Next Meeting

The next meeting of the Murdock Village-CRAAC is scheduled for *Friday, September 8, 2006, 7:30 a.m. in Room 119.*

XII. Adjournment

There being no further business, the meeting **ADJOURNED** at 8:10 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____