

**MINUTES**  
REGULAR MEETING  
MURDOCK VILLAGE  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)  
**Friday, November 16, 2007 – 7:30 a.m.**  
County Administration Center –Room 119

*(These minutes are not official until they have been approved by the Murdock Village-CRAAC)*

**Members Present**

David M. Klein, M.D., *Chairman*  
Craig J. Benton, D.C., *Property Owner*  
Commissioner Tom D'Aprile, *Commissioner District 1*  
Suzanne T. Graham, *Property Owner*  
Clive W. Hollin, *Real Estate Broker*  
Philip Palmer, *General Contractor*  
Al J. Tousignant, *Member at Large*

**Staff Present**

Bruce Loucks, County Administrator  
Debrah Forester, Redevelopment Manager  
Derek Rooney, Assistant County Attorney  
Barbara D. Watkins, Recorder

**Others Present**

**I. Call to Order**

*Chairman Klein* called the November 16, 2007 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 Center; roll call was taken...a quorum was present.

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

**III. Approval of Minutes**

**ACTION:** *A motion was presented by Philip Palmer and seconded by Suzanne Graham to approve the minutes of the October 12, 2007 regular meeting of the Murdock Village-CRAAC, with the following correction:*

***Page 2: Second paragraph, second sentence, should read...Debrah Forester stated they are working through water and wastewater agreements with the developer and they also are part of the Capital Improvements Projects (CIP) ~~that the BCC adopted that will be presented to the BCC on November 27, 2007.~~***

***Motion carried unanimously.***

**IV. Old Business**

**Update on Murdock Village**

*Debrah Forester* distributed a “draft” Redevelopment Schedule/Conditions Precedent Items update, which included 27 tasks with their expected completion date and reviewed each item (*copy attached to the original minutes*). *Philip Palmer* requested hard copies of any draft agreements prior to going to the BCC.

Mixed Use Zoning Districts were discussed. *Debrah* said the County is waiting for *Kitson and Partners* to provide the documents, however, she did distributed a copy of a map displaying the Core and Gateway Areas (*copy attached to the original minutes*). A brief discussion ensued.

*Philip Palmer* commented on the issuance of bonds for Community Development Districts (CDD) and asked if there should be a default, would the County be in a position to cover the bond debt; *Debrah Forester* commented that this item was addressed in the Disposition Agreement that there is a “covenant to budget and appropriate” in the case of a default, and the answer is yes, the County would be in the position to cover the CDD bonds should there be a default. *Mr. Palmer* also spoke on the utility issue regarding the capacity fee charges and the line extension agreement. *Ms. Forester* responded that a separate utility agreement will address this as a special case because it is a redevelopment project.

*Commissioner D’Aprile* commented on the potential site of the Florida Gulf Coast University’s (FGCU) satellite campus within Murdock Village and he asked for the Committee’s thoughts. It was the consensus of the members that the potential partnership between the developer and FGCU to locate within Murdock Village would be a great asset for all. *Philip Palmer* commented that the only problem he sees would be with traffic. *Debrah Forester* noted that the Disposition Agreement references this issue by directing FGCU to do a campus master plan as outlined in the Florida Statute which would allow FGCU to address any impacts the campus may have. After discussion, the following action was taken.

***Action:*** ***A motion was presented by Suzanne Graham and seconded by Philip Palmer to recommend to the Board of County Commissioners that the Murdock Village-Community Redevelopment Agency Advisory Committee supports the potential partnership between the developer and FGCU to locate the satellite campus in Murdock Village. Motion carried unanimously.***

*Suzanne Graham* questioned whether the medians/crossovers are going to be blocked off between Enterprise Drive and Toledo Blade with regard to the widening of US 41. *Debrah Forester* responded that she has not seen anything on the widening of US 41. She further stated that FDOT had done an access management plan for US 41 which considered intersection improvements. She noted, that the study was done, however, she doesn’t believe FDOT has the funds to implement the study. The study was posted on FDOT’s website and *Debrah* indicated that she will provide a copy to the members.

***ACTION:*** ***Debrah Forester will provide a copy of the FDOT Access Management Study in the December MV-CRAAC meeting packet.***

- V. **New Business** - None
- VI. **Correspondence & Communication** - None
- VII. **Attorney’s Comments** - None
- VIII. **Public Comments** - None
- IX. **Staff Comments** - None
- X. **Member Comments** - None
- XI. **Next Meeting**

*The next meeting of the Murdock Village-CRAAC will be held on **Friday, December 14, 2007, 7:30 a.m.**, in Room 119 of the Charlotte County Administration Center.*

**XII. Adjournment**

There being no further business, the meeting **ADJOURNED** at 8:03 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

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