

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, December 14, 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*
Commissioner Tom D'Aprile, *Commissioner District 1*
Suzanne T. Graham, *Property Owner*
Clive W. Hollin, *Real Estate Broker*
Philip Palmer, *General Contractor*

Members Excused

Craig J. Benton, D.C., *Property Owner*
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

Andrea Messina, School Board

I. Call to Order

Chairman Klein called the December 14, 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 Commissioner D'Aprile and seconded by Clive Hollin to approve the minutes of the November 16, 2007 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.

IV. Old Business

Update on Murdock Village

Debrah Forester provided the following update:

- Briefly spoke on the *US 41 Corridor Access Management Plan* handout (requested at the November meeting) which addresses the intersection of Collingswood and US41. The proposed plan was presented by FDOT at several public meetings. There are no funds currently budgeted for implementation. .
- Reviewed the handout on the *Final Settlement Proposal for Murdock Village Mixed Use Redevelopment District*.
 - County has been negotiating with both the DCA and the developer to correct some remedial changes in the Comprehensive Plan that will better address the developer's needs.
 - Settlement Agreement has been reached with the DCA and they have "verbally" signed off on the plan amendments.
 - Settlement Agreement is proposed to go before the BCC on January 8, 2008 for their approval and subsequently adopt the Comprehensive Plan changes. It is anticipated that the DCA will sign the agreement prior to the January 8 meeting. If not, the Comprehensive Plan changes will be presented at the following BCC date. Based on State Statute, the agreement with the DCA has to be executed prior to any changes being made to the Comprehensive Plan.
- On Tuesday, December 11, the BCC created the Murdock Village MSTU.

- Staff has been working on final plat vacation which will create one large parcel for the core area that the BCC will subsequently sell to the developer at closing. Hope to bring the plat vacation to the BCC in January.
- Staff has been waiting for the draft zoning codes to be presented by the developer; these drafts should be received by the end of December and hope to be able to bring this document to the Murdock Village advisory committee in January for review. It will take several months of review prior to being adopted. (*Philip Palmer* requested that this document be e-mailed to the members prior to the meeting to allow sufficient review time.)
- Inspection period ends January 15, 2008 and on that date, there will be an additional deposit of \$800,000 to the County to secure the offer. Per the Disposition Agreement, closing is schedule to occur prior to June 30, 2008.

V. **New Business** - None

VI. **Correspondence & Communication** - None

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

VIII. **Public Comments** - None

IX. **Staff Comments** - None

X. **Member Comments**

Chairman Klein inquired as to what's happening with the Florida Gulf Coast University land issue. *Debrah Forester* responded that a proposal will be presented to the BCC soon requesting they adopt a resolution in support of the proposed site within Murdock Village. It is her understanding that Kitson and Partners has been in discussion with the School Board with regard to the land swap that is required to locate the University on the 50 acre site that is identified on the concept plan. It is anticipated the outcome of the discussions will be presented to the School Board sometime in January. Subsequent to this, the proposal will be presented to the BCC for their approval of the site. *Andrea Messina* commented that the School Board is willing to partner with FGCU and work together.

XI. **Next Meeting**

*The next meeting of the Murdock Village-CRAAC will be held on **Friday, January 11, 2008, 7:30 a.m.**, in Room 119 of the Charlotte County Administration Center.*

XII. **Adjournment**

There being no further business, the meeting **ADJOURNED** at 7:41 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____