

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, August 8 – 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*
Philip Palmer, *General Contractor*
Andy Dodd, *Member at Large*

Members Excused

Craig J. Benton, D.C., *Property Owner*
Clive W. Hollin, *Real Estate Broker*
Suzanne T. Graham, *Property Owner*

Staff Present

Debrah Forester, *Redevelopment Manager*
Derek Rooney, *Assistant County Attorney*
Matt Trepal, *Planner III*
Kathy Knee, *Recorder*

Others Present

I. Call to Order

Chairman Klein called the August 8, 2008 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 7:32 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 Tom D'Aprile and seconded by Andy Dodd to approve the Minutes of the July 11, 2008 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.

IV. Old Business

Draft Concept Plan

Debrah Forester presented a Market Demographic Profile Comparison Analysis and two conceptual plans for review and discussion (copy attached to original Minutes). The demographic analysis compares Murdock Village to Coconut Pointe in Estero; and University Park in Sarasota and shows there is quite a difference between Murdock Village and both the other markets especially in income levels. After reviewing the analysis, staff looked at the potential for the Phase 1 area between Toledo Blade and Collingswood as an employment center. Ms. Forester asked the committee for input of this concept which will also be presented to the Board of County Commissioners in the future. An employment center could increase the per capita income in Charlotte County and then help to facilitate the development of the town center and residential development within Murdock Village. Discussion followed.

- Mechanism to attract business
- Need for a business/technology
- Infrastructure costs
- Toledo Blade and Gateway parcels

ACTION: A motion was presented by Commissioner Tom D'Aprile and seconded by Andy Dodd to approve the concept of looking at the 160 acres of Phase 1 and focus on a business park concept. Motion carried unanimously.

Vested Rights Application

Debrah Forester noted that the Application for a Determination of Vested Rights which was sent to members with the Agenda (copy attached to the original Minutes) was an abridged version; the part omitted was a listing of lots and other required attachments. The full application is available for review if members are interested. The final Application will go to the School Board for approval/signature and then to Growth Management for review. This application will vest property for road transportation concurrency but does not eliminate County or developers responsibility to put in needed improvements.

Equivalency Matrix

The Equivalency Matrix will be a read only document explaining how the trade works and will be available to the public. The official file will be held in the Growth Management Department and will track development rights. This matrix is tied to the binding letter with DCA which vests Murdock Village from the Developmental of Regional Impact (DRI) requirements. Matt Trepal of the Growth Management Department demonstrated how the Matrix is used. The Equivalency Matrix Trader allows trades from original vested uses to future uses as identified in the matrix, such as office showroom, so impacts are not greater after the trade than before.

V. **New Business** - None

VI. **Correspondence & Communication** - None

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

VIII. **Public Comments** - None

IX. **Staff Comments**

Debrah Forester mentioned the following items will be on the August 12th BCC Agenda:

- Plat vacations regarding utility easements;
- Budget item discussing \$30M payment on outstanding debt and additional how the \$6M will be used.

X. **Member Comments** - None

XI. **Next Meeting**

The next meeting of the Murdock Village-CRAAC will be held on **Friday, September 19, 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 8:15 a.m.

Respectfully submitted,

Kathy M. Knee

Kathy M. Knee, Recorder

/kmk

Approved: _____