

MINUTES
SPECIAL MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Thursday, October 7, 2010 – 5:00 p.m.
18501 Murdock Circle, Suite 502, Port Charlotte, FL

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

Members Present

David M. Klein, M.D., *Chairman*
Andy Dodd, *Member at Large*
Suzanne T. Graham, *Property Owner*
George Wester, *Real Estate*

Members Absent

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

Staff Present

Debrah Forester, *Redevelopment Manager*
Matt Trepal, *Planner III, Growth Management*
Paul Payette, *Manager, Real Estate Services*
Al Campitelli, *Real Estate Services*
Derek Rooney, *Assistant County Attorney*
Kay Tracy, *Interim EDO Director*
Kathy M. Knee, *Recorder*

Others Present

Gary Bayne, *Southwest Land Developers*

I. Call to Order

Chairman Klein called the October 7, 2010 Special Meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:00 p.m. Roll call was taken; a quorum was present. Chairman Klein noted there are two vacant positions. Ms. Forester added that vacancies will be noted on next BCC Agenda.

II. Additions/Deletions to Agenda - None.

III. Approval of Minutes

A Motion was presented by Andy Dodd and seconded by George Wester to approve the Minutes of the September 13, 2010 Regular Meeting of the Murdock Village CRAAC as written. Motion carried unanimously.

IV. New Business

1. Revised Conceptual Plan – Debrah Forester noted three maps were distributed: 1) Proposed Modified Conceptual Plan, which will replace the map in the current Community Redevelopment Plan; the Town Center has been moved slightly to accommodate the Entertainment District. For clarity, allowable uses have also been added. 2) Survey Plat of Southwest Land Developers (SWLD) Entertainment District. 3) Murdock village Planned Development Rezoning Concept Plan.

Discussion followed regarding existing plan. Ms. Forester noted that this is a conceptual plan and a more detailed plan will be done once a developer is ready to do work. Mr. Wester suggested central engineering design work and environmental issues be addressed.

Debrah Forester noted the goal of today's meeting is to get Committee approval to submit the revised Conceptual Plan to the BCC. The current map needs to be changed because the land swap must be consistent with Redevelopment Plan; the original plan was prepared with the idea of selling to only one developer.

Matt Trepal reported that Growth Management is working on the PD (Planned Development) for the County, the CRA and the School District and referenced the map titled Murdock Village Planned Development Rezoning Concept Plan. The County's focus is on the area SWLD is interested in developing. Although infrastructure is a major issue, the County and SWLD are

talking only about entitlements. When SWLD is ready to develop, there will be an offer to enter into a Redevelopment Agreement, which would address infrastructure. The Redevelopment Plan is to be used as a blueprint. The Comp Plan is the basis of the Matrix.

A Motion was presented by George Wester and seconded by Andy Dodd to approve the amendment of the Redevelopment Plan by replacing existing Conceptual Diagram map with the one distributed at today's meeting. Motion carried unanimously.

2. Modification to the Murdock Village Community Redevelopment Plan – Ms. Forester advised she is finalizing the text changes which will go to P&Z on October 11 and the BCC on October 18. Although she is unable to share the recommended text changes at this time, an e-mail version or hard copy will be supplied to Committee Members prior to the BCC meeting. After review, Committee Members may e-mail their comments to Ms. Forester. Text amendments include:
 - Providing more flexibility in the financial funding options to construction the needed infrastructure
 - Replacement of comprehensive language that was adopted and approved by the Department of Community Affairs in January 2008.

It was also noted that the Planning & Zoning Board will review the changes for compliance with the Comprehensive Plan. Amendment 4 will not affect this process.

3. Rezoning Application – Public Hearing Schedule: P&Z on 11/8/2010, to BCC for a first public hearing on 11/15/2010 and a second public hearing 12/21/2010. Ms. Forester asked if the Committee would like to meet in November; the Committee agreed a meeting should be held and scheduled November 4 at 5 p.m.

V. **Attorney's Comments** – Derek Rooney reported that the land swap is moving along and obstacles are being overcome.

VI. **Public Comments** – None.

VII. **Staff Comments** – Debrah Forester advised that she will take the Committee's map recommendation to BCC and let them know there was not sufficient time to review the text revisions.

VIII. **Member Comments** – None.

IX. **Next Meeting** – A Special Meeting of the Murdock Village CRA Advisory Committee will be held on November 4 at 5 p.m. The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee is scheduled for December 13, 2010. Both meetings will be held in the Charlotte County Economic Development Conference Room, 18501 Murdock Circle, Suite 502, Port Charlotte.

X. **Adjournment** - There being no further business, the meeting **ADJOURNED** at 5:53 p.m.

Respectfully submitted,

Kathy M. Knee
Recorder

Approved: _____