

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Monday, March 14, 2011 – 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

Suzanne T. Graham, *Chair, Property Owner*
Andy Dodd, *Member at Large*
Erik Howard, *General Contractor*
George Wester, *Real Estate*

Members Absent

David M. Klein, M.D., *Member at Large*

Staff Present

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

Guests

Gary Bayne

I. Call to Order

Suzanne Graham called the March 14, 2011 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 5:03 p.m. in Suite 502 of the SunTrust Building, 18501 Murdock Circle, Port Charlotte. Roll call was taken; a quorum was present.

II. Additions/Deletions to Agenda – None

III. Approval of Minutes - *A Motion was presented by Erik Howard, seconded by George Wester and unanimously approved to accept the Minutes of the January 10, 2011 as presented.*

IV. Commissioner Comments – None.

V. Old Business

30 Day Notice Outcome – Debrah Forester advised she received an e-mail from the County Attorney's Office stating that proposals were due today by 5 p.m. and no other proposals were received. Therefore, the proposal submitted by Southwest Land Developers (SLD) will go before the BCC's Land Use meeting on March 15, 2011 asking for direction to proceed. This will be a public hearing and anyone from this Committee may attend and make a formal recommendation for acceptance of the proposal. ***A Motion was presented by Andy Dodd, seconded by Erik Howard and unanimously approved to support the proposal.***

An updated agreement between the County and SLD was distributed and this agreement will be presented to the BCC at its March 22 Board Meeting. Gary Bayne noted that this agreement is different from the one originally presented to the Advisory Committee, i.e., options were removed. The agreement has been reviewed by the Attorney's Office and the Commissioners.

Update on PD Zoning – This item will be discussed at tomorrow's BCC Land Use meeting and during a second hearing in April. Gary Bayne advised that SLD is trying to get approval to build up to 90 feet. Matt Trepal stated the PD is silent on height limits. Currently the height for commercial structures is 60 feet but height is open for discussion in some areas. With PD Zoning each zoning classification can be determined instead of doing it by phase. PD Zoning allows for special uses with justification. Matt Trepal noted other conditions that need further discussion/solution include: outdoor storage, which is currently not allowed in MV; heat island effect; and daily rentals.

Erik Howard questioned why irrigation is by reclaimed water instead of ground water. Mr. Howard explained that there is no benefit but, if reuse water is not available, the developer's hand could be tied. Matt Trepal thought the language could be reworded.

Update on Entertainment District – Debrah Forester mentioned the Agreement between the County and SLD will go before the BCC on March 22. Discussion followed which included takedowns and matrix.

Advisory Committee Membership – Debrah Forester noted the Committee's recommendation to revise the Advisory Committee's membership to remove the Property Owner seat and replace it with another Member at Large seat will go before the BCC in April. Language will also be included to require that all Advisory Committee members be a resident of Charlotte County.

VI. New Business

Committee Standing Rules – Debrah Forester stated that in the Rules of Procedure meetings are to be held on the 2nd Monday of each month at 5:30 p.m. and asked the Committee how they preferred to meet. After discussion, the consensus was to revise this language to indicate the Committee will set its own schedule; for now meetings will be held quarterly unless there is something that requires input/discussion.

VII. Correspondence & Communication – None

VIII. Attorney's Comments - None

IX. Public Comments - Ron Struthers asked if the swap would go through if the waterpark does not happen. Staff advised it would; the County's purpose for doing the swap is to have ready to build real estate.

X. Staff Comments - None

XI. Member Comments – George Wester asked if access easements were reserved around the regional park. Paul Payette responded that this has all been taken into consideration and there will be access to the park.

A Motion was presented by Erik Howard, seconded by George Wester and unanimously approved to recommend approval of the Agreement between the County and SLD, subject to approval of the proposal by the County. It was the consensus of the Committee not to plan to meet to further discuss this agreement since it has been vetted extensively by the attorney's for both parties.

XII. Next Meeting

The next regularly scheduled meeting of the Murdock Village-CRAAC will be held on **Monday, April 11, 2011, 5:00 p.m.**, at the EDO Conference Room.

XIII. Adjournment - There being no further business, a Motion was presented by Erik Howard, seconded by George Wester and unanimously approved to adjourn the meeting. The meeting ADJOURNED at 5:58 p.m.

Respectfully submitted,

Kathy M. Knee, Recorder

/kmk

Approved: _____