

MINUTES

MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

Monday, April 8, 2013 – 5:00 p.m.

18501 Murdock Circle, Suite 504, Port Charlotte, FL

<u>Members Present</u> Andy Dodd, <i>Chair, Member at Large</i> Erik Howard, <i>Vice Chair, General Contractor</i> Gary Bayne, <i>Member at Large</i> Marie LaBrosse, <i>Member at Large</i> George Wester, <i>Real Estate</i>	<u>Staff/Present</u> Commissioner Stephen R. Deutsch Ian Vincent, <i>Charlotte County School Board Liaison</i> Tom Patton, <i>EDO Director</i> Al Campitelli, <i>Real Estate Services</i> Matt Trepal, <i>Community Development</i> Kathy Knee, <i>Recorder</i>
<u>Members Absent</u> Suzanne T. Graham, <i>Property Owner</i> Tim Shepherd, <i>Banking and Finance</i>	

- I. **Call to Order**
Andy Dodd called the April 8, 2013 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:04 p.m. in Suite 504 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 Marie LaBrosse, seconded by Gary Bayne and unanimously approved to accept the Minutes of the January 14, 2013 Regular Meeting as written.*
- IV. **Old Business**
Conceptual Environmental Resource Permit (ERP) Water Management Permit / SWFWMD Discussion – Andy Dodd reported he attended a meeting at the Southwest Florida Water Management District (SWFWMD) with Commissioner Deutsch, Dan Quick, Joanne Vernon, Jim Herston, Matt Trepal, and Todd Helt of Weiler Engineering. Representing SWFWMD was Darryl Flatt and two staff people. Mr. Dodd noted the supportive attitude of SWFWMD during this meeting but the group was cautioned about changing the existing canals because any water entering canals would need to be brought to standard and this would be the County's responsibility and expense. There was discussion regarding the ERP application that was previously presented by Stock Development. Based on the meeting with SWFWMD, the ERP could be for 3 or 4 basins, noting the estimated impervious surface, a representation of the utility and transportation network, which will cross the canals, locations can be flexible, and the wetlands would need to be dealt with as part of the permit. The outfall of the basins would go into the canals and this is allowed. Mr. Dodd concluded that going forward with this ERP would put the County a step ahead should someone come in who was interested in the area. Discussion followed and included the following comments:

Commissioner Deutsch mentioned he was pleasantly surprised by the flexible and cooperative reception the group received from SWFWMD. This process is a first step that will need to be done at some point anyway and since it can be revised; it is a good idea to get it started now. The basins for the US 41 runoff could be included in this same plan.

Gary Bayne noted his involvement with the master stormwater plan for the Airport. Two big lakes were created. Although the pre application is usually done by reporting how much impervious surface you need, the Airport did its pre application based on the intensity of planned use and this seems to be an acceptable alternative.

Erik Howard stated he would definitely like to move forward and reported there was a stormwater management permit bill moving thru the state that he believes is geared to projects like this. He will be following the bill and report back. Marie LaBrosse mentioned the Ground Water Association is lobbying this bill.

Andy Dodd advised that the BCC will be having another Murdock Village Workshop and if the Committee makes a recommendation, it may help in getting them to agree to put out an RFP.

Discussed continued regarding the term of the ERP which currently is a permit for 5 years with an opportunity to extend for another 5 years. There is a bill before the legislature that would allow for a 20 year ERP permit.

The cost of the ERP is unknown but estimates range from \$100,000 to \$250,000. If the Stock Development information is available, it may help to reduce the cost. Stock's environmental surveys, such as the geo tech and seasonal high water table studies could be reused.

Ian Vincent mentioned that an explanation will be required for wetland impact.

George Wester asked for a brief explanation of a conceptual ERP. Response: basically a bubble plan, which will show the location of the drainage basins and the major roads. The ERP can go through DEP or the SWFWMD depending on the property's attributes. Mr. Wester asked if the purpose of doing the ERP now was to get the groundwork started for the any future development. Response: most definitely and it will increase the value of Murdock Village.

Commissioner Deutsch reported that two engineers have offered to do some work for free.

Mr. Wester as Tom Patton his thoughts. Mr. Patton responded that he has more questions himself rather than answers, such as:

- What is the BCC's direction/vision?
- Should we have a focus on moving forward in the Business and Technology Park with master storm water development, road and utility infrastructure so we can begin developing at least a portion of Murdock?
- How would getting an ERP relate to moving forward with one quadrant of Murdock?
- Would the ERP be less costly if only one area was the focus rather than the whole?

Discussion followed and it was the consensus of the Committee that the prep work (ERP) should be done for all of Murdock Village because you never know who is coming in and what area they may be interested in developing. By doing the entire project you would make everything ready for a master developer or individual development project.

It was also noted that when an ERP is submitted by a county rather than a private developer, it is likely better received and acted upon by the water management district. The committee was also advised to not get too excited about a positive pre-development meeting because they are most often well received up front, but the problems are identified later.

A Motion was presented by Marie LaBrosse, seconded by George Wester and unanimously approved to recommend to the BCC to move forward with an RFQ for the ERP. Staff will put together a letter for the Chair's signature.

V. **New Business** - None

VI. **Attorney's Comments** – None.

VII. Commissioner Comments - Commissioner Deutsch noted that people are always visiting his office with ideas from all over the world. Commissioner Deutsch will bring up setting another Murdock Village workshop at the next BCC workshop.

VIII. Public Comments –

- Joe Tiseo suggested the Committee and the BCC not get hung up on the money as it can be a pass through cost when a developer comes in. Obtaining the ERP will bring Murdock Village closer to shovel ready and the closer the better. When the cycle is in the seller's favor and this ERP process has been done, your plan will be in place and this makes you one step ahead of your competitors for the project. It can save 1½ - 2 years of work. Mr. Tiseo has laid this out to all commissioners.
- Kathleen Coppola stated she liked the idea of volunteers doing work for the County for free. Ms. Coppola added that Charlotte County is a beautiful area and pictures should be part of the sales package, take advantage of the natural beauty, the Peace River, Charlotte Harbor and the Gulf. People will see it and want to move here. Ms. Coppola also suggested the Committee and the BCC listen to Gary Bayne and Joe Tiseo, they are in the business; they have the knowledge.
- Beth Cantin agreed that having the conceptual permit would be a benefit when selling Murdock Village to a site selector.

IX. Staff Comments

When asked about relocating the ponds, Matt Trepal responded that he was not in all meetings relating to this subject but as he recalled, the State will initially put the ponds where they want. The ponds can be moved but it would be at the County's expense and the County must keep the water in the ponds up to standards.

X. Member Comments

- Gary Bayne noted that having these entitlements will add value to the property. Having something in hand such as the conceptual permit is worth money.
- Marie LaBrosse asked if there needed to be a meeting with the State due to the widening of US 41. If the two projects can be discussed together it could save work, time and money. Ms. LaBrosse noted the need to move forward in Murdock Village.
- Erik Howard acknowledged that the Committee does have a lot of knowledge and suggested the Committee continue to make written recommendations to the BCC. Keep the ERP on the Agenda and continue to push it forward.

XI. Next Meeting

Andy Dodd noted that the next regularly scheduled meeting of the Murdock Village CRA Advisory Committee is on July 8, 2013 but it was suggested that meeting be rescheduled as a few members will be away in July.

The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee will be held on **Monday, June 10, 2013, 5:00 p.m.**, at the EDO Conference Room.

XII. Adjournment - There being no further business to come before the Board, the meeting was adjourned at 6:06 p.m.

Respectfully submitted,

Andy Dodd, Chair

Approved: _____


6.10.13