

MINUTES

MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE

Monday, June 10, 2013 – 5:00 p.m.

18501 Murdock Circle, Suite 302, Port Charlotte, FL

Members Present

Erik Howard, *Vice Chair, General Contractor*
Marie LaBrosse, *Member at Large*
Tim Shepherd, *Banking and Finance*
George Wester, *Real Estate*

Staff/Present

Commissioner Stephen R. Deutsch
Paul Payette, *Real Estate Services*
Al Campitelli, *Real Estate Services*
Dan Quick, *Director, Community Development*
Kathy Knee, *Recorder*

Members Absent

Andy Dodd, *Chair, Member at Large*
Gary Bayne, *Member at Large*
Suzanne T. Graham, *Property Owner*

I. Call to Order

Erik Howard, Vice Chair, called the June 10, 2013 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:05 p.m. in Suite 302 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 George Wester and unanimously approved to accept the Minutes of the April 8, 2013 Regular Meeting as written.*

IV. Old Business

Update on Conceptual Environmental Resource Permit (ERP) – Dan Quick reported that over the past week the Storm Water Division of the County's Engineering Department reviewed information previously submitted to the County by several developers interested in Murdock Village. He will be meeting with staff to determine what additional information may be needed for the pre-application meeting with Southwest Florida Water Management District (SWFWMD). He will then schedule a meeting with SWFWMD to review the information and determine what, if any, additional information is required to submit the application. Based on the meeting with SWFWMD, he will develop a list of additional work and any costs needed to complete the application and will bring that information to the BCC for their approval. Mr. Quick is hoping to bring this item back to the BCC in July since there are no August meetings. If approved by the BCC, the work will proceed.

There was a brief question and answer period which included:

- Is ERP work being done in house? Mr. Quick confirmed that most work can be done in house but he will probably outsource the topographical survey work.
- Is this a Conceptual Plan? Mr. Quick noted a conceptual plan was not recommended or approved at this time. He is taking conservative assumptions to SWFWMD because a conservative approach will allow for various zoning options going forward.
- Are Auto Cad files included in the developer information? Mr. Quick advised that there were some Auto Cad files.
- Were the gas easements resolved? Ms. Forester responded that the Attorney's Office is handling the gas easements and a resolution has been determined.
- What about the turtle situation? The turtles were addressed and a mitigation site has been approved for relocating some of the turtles.

It was recommended that staff let the BCC know the cost savings that resulted by using materials previously submitted by interested developers.

Marketing Update – Ms. Forester reported that as part of the recent BCC Workshop, the EDO marketing plan was discussed and there were positive nods from most of the commissioners. If the

budget is approved a Murdock Village video will be created and a marketing campaign developed. The EDO has created a new Murdock Village flyer that can be used in the interim.

George Wester thought there seems to be movement among the larger developers for residential projects. Commissioner Deutsch mentioned that Ripken is still interested in Murdock Village. Marie LaBrosse commented on the BCC/EDO Workshop and liked how Tom Patton worked into the vision for Murdock Village by starting with what the BCC does not want to see there. The BCC is open to most any project except a landfill for Murdock Village.

SB 934 Update – Debrah Forester advised that SB 934 went to the Governor for signature today and he has 15 days to sign the bill. There doesn't appear to be any issues with the bill. Erik Howard noted there is a provision for a Conceptual ERP that can include an Adaptive Management Plan, giving the 20 year permit more flexibility. It was also mentioned that new legislation will take away the permitting rights of municipalities. SWFWMD will have sole authority and this should speed up the process, especially in neighboring Lee County.

Enhancement Zone – Ms. Forester reported that due to legislative changes to the brownfield/enhancement zone, the Job Bonus Refund provision will no longer apply unless a site is contaminated and has entered in a cleanup agreement with DEP. Therefore, we do not anticipate Murdock Village and the Airport area qualifying for this incentive. The Enterprise Zone designation and incentives still apply to Murdock Village and the Airport Park.

It was requested that the Kia Dealership and the Sewer Status with Regard to the Widening of US 41 be included on the next meeting Agenda.

- V. **New Business** – None.
- VI. **Attorney's Comments** – None.
- VII. **Commissioner Comments** – None.
- VIII. **Public Comments** –
Joe Tiseo asked if there is a conflict with the County being the Engineer of Record and the ERP applicant. Since the CRA is the property owner there may be specific regulations. Staff will check with the Attorney's Office. Mr. Tiseo also noted there is a subdivision in the Ocala/Orlando area called the Villages which is growing very fast. Gary Morris is the contact and he could be asked to check out Murdock Village (suggestion Villages by the Water). A team could be formed to visit and try to learn what they are doing to attract growth. A packet of information could be sent to Mr. Morris.
- IX. **Staff Comments** - None.
- X. **Member Comments** – Marie LaBrosse thanked County staff and the BCC for listening to the recommendations of the Advisory Committee and moving forward.
- XI. **Next Meeting**
The next regularly scheduled meeting of the Murdock Village CRA Advisory Committee will be held on **Monday, October 14, 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 5:53 p.m.

Respectfully submitted,


Erik Howard, Vice-Chair

Approved: 

10.14.13