



# Murdock Village

## Community Redevelopment Agency

# 2015 Annual Report

### Development Opportunity:

The Murdock Village CRA is seeking developers interested in a public/private partnership to create a new destination in Charlotte County. Development opportunities include: sports and entertainment; retail and office; and residential offerings. Approximately 871 contiguous acres are available for development.

### 2015 Accomplishments

- The Florida Department of Transportation (FDOT) began the \$31 million construction project to widen US41 adjacent to Murdock Village.
- Charlotte County Utilities began installing water, sewer, and reuse trunk lines in conjunction with FDOT US41 widening project.
- Murdock Village was promoted at the International Council of Shopping Centers (ICSC) Show in Orlando and at USA Select in Washington D.C.
- The Annual Financial Report and Audit were included in the Charlotte County Annual Audit.

### Murdock Village Community Redevelopment Agency

- Commissioner Bill Truex, Chair
  - Commissioner Chris Constance, Vice Chair
  - Commissioner Stephen R. Deutsch\*
  - Commissioner Ken Doherty
  - Commissioner Tricia Duffy
- \* *Liaison to Advisory Committee*

### Murdock Village CRA Advisory Committee

- Erik Howard, Vice Chair
- Gary Bayne
- Alice Esposito
- Carl Johnson
- Marie LaBrosse
- Eric Loche
- James Mulligan

The meeting schedule for the Murdock Village CRA Advisory Committee is posted on the County's website at:

[www.charlottecountyfl.gov/CRA/MurdockVillage](http://www.charlottecountyfl.gov/CRA/MurdockVillage)

### Staff

Ray Sandrock, Executive Director, Murdock Village CRA  
 Debrah Forester, Redevelopment Manager  
 Lucienne Pears, Economic Development Director  
 Matt Trepal, Principal Planner, Community Development Liaison  
 Kathy Knee, Recorder

## ***COMMUNITY REDEVELOPMENT VISION:***

***To create a mixed-use, high-tech,  
energy efficient and environmentally friendly community.***

Located on Florida's Southwest coast between Sarasota and Naples, Murdock Village is one of the largest contiguous parcels west of US41 available for redevelopment in the State of Florida. The Murdock Village site is strategically located within minutes of Interstate 75; scenic Gulf Beaches; and the beautiful Charlotte Harbor, which offers world class fishing and sailing. The site is bordered by two major arterials, US41 with traffic counts at 32,000 and SR776 with traffic counts at 25,000.



In 2006, the Board of County Commissioners and ex-officio Murdock Village Community Redevelopment Agency (CRA) solicited proposals from developers to redevelop the entire area as a mixed-use master-planned community. Several national developers were interested in the project. However, due to the economic downturn in 2008, the interested parties withdrew their proposals. Since then the CRA has continued to improve the entitlements on the project site and has continued to discuss options with several interested parties. Over time the vision for the future of the site has evolved. Today, the CRA is considering the development of a 150+/- Business Technology Park; sports and entertainment complex; and residential development or mixed use.

A Sports and Entertainment District would complement the Charlotte Harbor Sports Park located across from Murdock Village, which is the Spring Training Complex of the Tampa Bay Rays and the home to minor league baseball team, the Charlotte Stone Crabs, Class A Advanced affiliate of the Tampa Bay Rays.

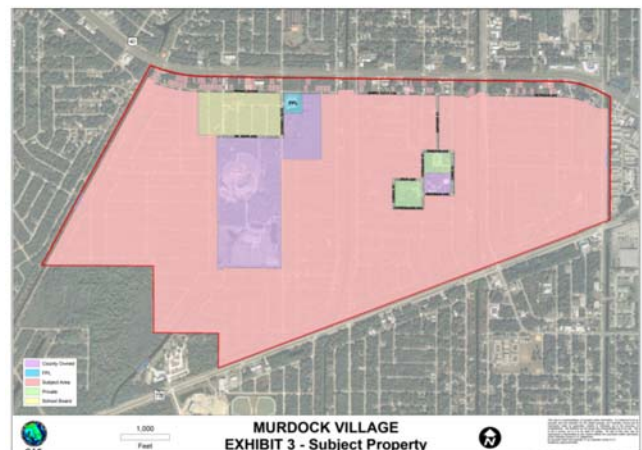
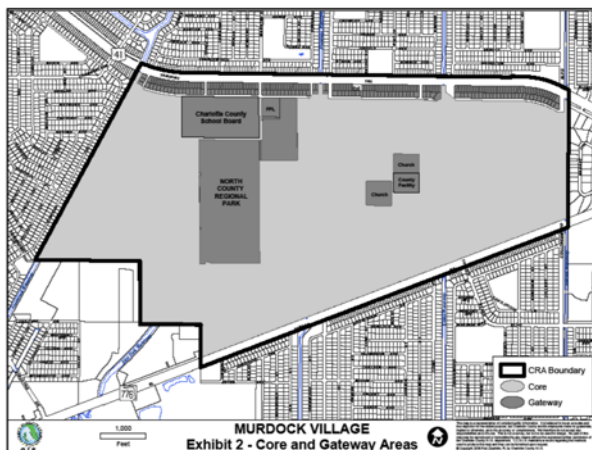
# MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY 2015 ANNUAL REPORT

The Murdock Village Community Redevelopment Area is comprised of approximately 1,200 acres of vacant and improved land, dedicated and vacated road rights-of-ways, canal rights-of-ways and dedicated and vacated waterways.

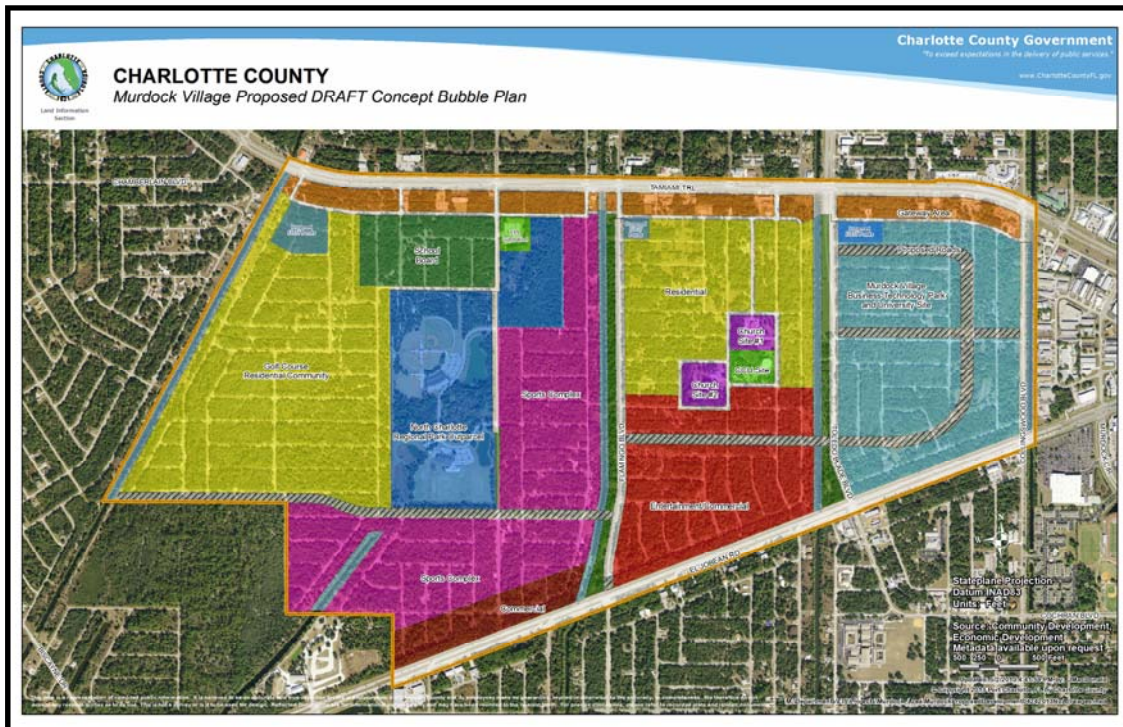
The Murdock Village CRA acquired approximately 871.18 acres of uplands and waterways. The Subject Property is split between a single 855.64± acre tract of land or the Core Area and 74 platted lots totaling 15.54± acres within the Gateway Area. (See Exhibit 2 and Exhibit 3 below.)

Included in the Gateway Area, but not included in the Subject Property, are 190 privately owned platted lots located along the US41 frontage and six large parcels:

1. North County Regional Park (103 +/- acres)
2. Charlotte County Utilities site (5.46 +/- acres)
3. Charlotte County School Board (35+/- acres) parcel designated for a future educational facility
4. Florida Power and Light Substation
5. New Life International Christian Center, Inc.
6. Eben-Ezer Haitian Baptist Church, Inc.



# MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY 2015 ANNUAL REPORT



2013 Revised Conceptual Plan

The Charlotte County Economic Development Office has embarked on an active marketing and recruitment campaign and is available to discuss innovative options to move this project forward and create a tax base and increase employment in the area. Visit [www.FloridasInnovationCoast.com](http://www.FloridasInnovationCoast.com) to view the latest economic news and information.

The CRA is open to any and all proposals from interested parties seeking to acquire property in Murdock Village.

***For more information, please visit our website: [www.CharlotteCountyFL.gov/CRA/MurdockVillage](http://www.CharlotteCountyFL.gov/CRA/MurdockVillage) or telephone Debrah Forester, Redevelopment Manager, at 941-764-4943 to schedule a meeting to discuss the project in greater detail.***