

**MINUTES**  
REGULAR MEETING  
MURDOCK VILLAGE  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)  
**Friday, November 17, 2006 – 7:30 a.m.**

County Administration Center – Building B - Room 106

*(These minutes are not official until they have been approved by the MV-CRAAC)*

**Members Present**

David M. Klein, M.D., *Chairman*  
Joe Calafiori, *General Contractor*  
Tom D'Aprile, *Commissioner/District 1*  
Suzanne T. Graham, *Property Owner*  
Clive W. Hollin, *Real Estate Broker*  
Al J. Tousignant, *Member at Large*

**Members Excused**

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

**Staff Present**

Debrah Forester, *Redevelopment Manager*  
Barbara D. Watkins, *Recorder*

**Others Present**

Andrea Messina, *Charlotte County School Board Member*  
John Wright, *Florida Department of Transportation (FDOT)*  
Terry Holihen, *Kitson and Partners*

**I. Call to Order**

*Chairman Klein called the November 17, 2006 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 7:30 a.m. in Room B-106 of the Charlotte County Administration Center; roll call was taken and it was noted there was a quorum present.*

**II. Additions/Deletions to Agenda - None**

**III. Approval of Minutes**

***ACTION: A motion was presented by Suzanne Graham and seconded by Al Tousignant to approve the minutes of the June 9, 2006 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.***

**IV. Old Business - None**

**V. New Business**

***FDOT – US 41 Corridor Access Management Study (John Wright)***

*John Wright, Florida Department of Transportation (FDOT), apologized that he had a Power Point presentation available, however, since the room location was changed, there are no accommodations available to do so. Therefore, he distributed a handout of the Power Point slides which he reviewed/discussed (copy attached to the original minutes). He explained just what a “corridor access management plan” is, why it is necessary and what is recommended to be accomplished for US 41 in Charlotte County, including Punta Gorda, to meet standard and that it is a 20-30 year plan. He distributed a Recommended Median Opening Plan (copy attached to the original minutes). He concluded by indicating that by monitoring existing conditions and noting deficiencies, FDOT can make sure that access to US 41 is maximized, that corridor traffic will flow better with less accidents and that widening of the roads can be delayed.*

Mr. Wright provided the following schedule for presentations/public hearings:

- 11/27/06 Charlotte Roadrunner Coordination Meeting
- 12/11/06 MPO Board Meeting Presentation
- 12/12/06 Charlotte County BOCC Meeting Presentation
- 12/14/06 City/County/FDOT Coordination Meeting
- 01/24/07 Present Corridor Access Management Plan to South County Coalition

- 01/ ? /07 Public Workshops (dates TBD)...property owners along US 41 will be notified
- 03/15/07 Public Hearing

Discussion ensued and *Mr. Wright* commented that FDOT would welcome any ideas and suggestions for improvements.

*Commissioner D'Aprile* asked how FDOT is going to address the service roads adjacent to 41 that have roads or driveways between the two that are not controlled by lights, turning lanes or stop signs...seems to be a dangerous situation. *Mr. Wright* responded that as the County identifies certain unsafe situations, FDOT will look into how they can be corrected.

### **Overview of Kitson and Partners Plan for Murdock Village (Terry Holihen)**

*Terry Holihen* presented an overview of the Conceptual Master Plan for Murdock Village (copy attached to the original minutes). He indicated there are several events which have to happen between now and closing, and the basic timeline is to begin presenting the Conceptual Plan in the month of December to the Board of County Commissioners. Negotiations on the Redevelopment Agreement should take place the second or third week of February; closing is anticipated by June 30, 2007.

*Andrea Messina, Member/Charlotte County School Board*, asked about other educational facilities. *Mr. Holihen* indicated there are 35 acres set aside for the School Board, and said there is a meeting scheduled between Kitson and Partners and the School Board next week.

*Debrah Forester* commented that the Concept Plan is being revised at this time due to some circumstances which have come up and reported that the revision should be available for the December MV-CRAAC meeting. The plan will also be presented to the BCC. She also advised that before the Redevelopment Agreement can be presented to the BCC, there is a 30-day notice requirement which will be posted the middle of January for a February presentation.

*Commissioner D'Aprile* spoke of his concern with the excessive amount of traffic on the portion of Toledo Blade which runs between US 41 and State Road 776 (Murdock Village), and whether Kitson and Partners is looking into limiting the truck traffic. He said he would like to see truck traffic prohibited on this portion of Toledo Blade. *Terry Holihen* responded that this needs to be looked at and didn't have an answer right now. Discussion ensued.

*Susanne Graham* asked about the zoning of the commercial corridor...*Debrah Forester* responded that all of the Murdock Village commercial corridor is going to be rezoned to mixed use zoning to allow for the compatibility of multi-family residential, commercial and professional office development.

*Andrea Messina* asked about affordable housing...*Terry Holihen* replied there will be approximately 10% of the units designated as affordable housing.

## **VI. Correspondence & Communication**

*Debra Forester* commented there have been 43 articles in the newspaper since the last MV-CRAAC meeting. Her office has a CD of them for anyone who would like to see them.

VII. **Attorney's Comments** - None

VIII. **Public Comments** - None

IX. **Staff Comments** - None

X. **Member Comments** - None

XI. **Next Meeting**

The next meeting of the Murdock Village-CRAAC is scheduled for ***Friday, December 8, 2006, 7:30 a.m. in Room 119.***

XII. **Adjournment**

There being no further business, the meeting **ADJOURNED** at 8:40 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: \_\_\_\_\_