

MINUTES
MURDOCK VILLAGE
REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)
Friday, May 9, 2008 – 7:30 a.m.
County Administration Center –Room 119

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

Members Present

Suzanne T. Graham, *Property Owner*
Philip Palmer, *General Contractor*

Members Excused

Commissioner Tom D'Aprile, *District 1*
Craig J. Benton, D.C., *Property Owner*

Members Absent

David M. Klein, M.D., *Chairman*
Clive W. Hollin, *Real Estate Broker*

Staff Present

Roger Baltz, Interim County Administrator
Debrah Forester, Redevelopment Manager
Derek Rooney, Assistant County Attorney
Matt Trepal, Planner III
Barbara D. Watkins, Recorder

Others Present

Commissioner Dick Loftus, District IV
Andrea Messina, Charlotte County School Board

I. Call to Order

Commissioner Loftus called the May 9, 2008 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 7:43 a.m. in Room 119 of the Charlotte County Administration Center; roll call was taken...there was not a quorum; therefore, no action could be taken at the meeting.

II. Additions/Deletions to Agenda

Phil Palmer requested to add Trammel Webb Contract under Old Business.

III. Approval of Minutes

Approval of the April 4, 2008 minutes of the Murdock Village-CRAAC delayed to the June 13, 2008 meeting due to lack of a quorum.

IV. Old Business

Trammel-Webb Contract

Phil Palmer stated that he absolutely opposes bringing in Trammel-Webb and briefly explained his reasons. He reiterated once again, he stands firmly opposed. Mr. Palmer commented that if there were a quorum, he would recommend that the County not go forward with the Trammel Webb contract; he stated he feels they will serve no purpose. Debrah Forester stated that the contract is still being drafted. Prior to the contract being presented at a BCC meeting, it will be presented to the MV-CRAAC which may require a special meeting of the committee. Those members presented said they would be available should a special meeting be called.

V. New Business

Update on Conditions Precedent

Debrah Forester reviewed the attached Conditions Precedent Tables, beginning with the Completed Conditions Precedent and Covenants and Obligations. Phil Palmer commented on

the Transfer Fee that was approved by the BCC on April 22, 2008. He felt that the transfer fee could impede future sales of the property.

Debrah Forester reviewed the 23 items identified on the *Outstanding Conditions Precedent* table. The following items were discussed at length:

- Concept Plan – a priority to finalize.
- Gateway Zoning Ordinance – important to establish design standards and review uses.
- EQ Matrix Monitoring – staff to review with Growth Management to establish system.
- Utility Agreement – need to review impacts on future development.
- General Comment – as many items as possible should be accomplished as quickly as possible.

Debrah Forester then reviewed the *Obligations-Vision* items and the following comments were received:

- FGCU Site – care needs to be given in determining the location recognizing impacts to surrounding uses.
- Environmental Management Plan – this should be left up to the individual developers.
- Affordable Housing Agreements – care needs to be given to the location and suitability,

Phil Palmer commented that without a master developer, a new list of items should be created to reflect outstanding conditions required to sell the property to multiple developers.

Gateway Area Map

Debrah Forester reviewed and discussed the map showing the gateway area...*(copy attached to the original minutes)*.

Attorney Rooney commented on the districts and the process of changing existing zoning standards and uses. *Phil Palmer* commented that he would like to see the area along US 41 remain as commercial and not mix commercial and residential, however, he did suggest that design standards, including buffering, be adopted as part of the new code.

Phil Palmer stated that he still supports the idea of assembling parcels to create gateway entrance parcels at the key intersections.

- VI. **Correspondence & Communication** - *None*
- 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, June 13, 2008, 7:30 a.m., Room 119.**

XII. Adjournment

There being no further business, the meeting **ADJOURNED** at 8:55 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: _____