

MURDOCK VILLAGE UPDATE WORKSHOP

BOARD OF COUNTY COMMISSIONERS

JULY 20, 2004

A workshop of the Board of County Commissioners was held at the Murdock Administration Complex, Room 229, in Port Charlotte, Florida. The following members were present: Chairman Matthew D. DeBoer and Commissioners Thomas C. D'Aprile, Adam Cummings, Sara Devos and Mac V. Horton. Also in attendance were County Administrator Bruce D. Loucks, Deputy County Attorney Brendan Bradley, and Deputy Clerk Diane J. Nice. The meeting was called to order at **9:03 A.M.**

Chairman DeBoer reported on the next Board meeting agenda they have an item to set a public hearing for Tropical Gulf Acres to add beautification to the MSBU ordinance, in light of the public hearing the other night it seems superfluous to add beautification to an area where they don't even want to maintain the roads and asked for agreement on not having the public hearing. **(Board consensus.)** Brendan Bradley, Deputy County Attorney, advised the informal committee did agree to budget some money this year for an entry-way sign.

Bruce D. Loucks, County Administrator, said there were two groups here this morning that will make presentations - Real Estate Research Consultants Executive Vice President Owen M. Beitsch, and representatives from Lennar. Mr. Loucks stated if the Board was comfortable with the planning side of the proposal staff would bring back to the Board an interim agreement that would set the stage for the redevelopment agreement. Mr. Loucks explained the interim agreement would allow Lennar to go forward with some assurance the Board wants them as their partner in the development process; it would also allow Lennar to do design engineering and some of the permitting activities that need to take place before we can begin the redevelopment of the property; and all that was pending was the sale of the property and completion of the development plan which they were expecting to have done by February or March, 2005 after they get the comments back from the Comprehensive Plan (Comp Plan) amendment which he thought was going to the Board on August 17, 2004. Owen M. Beitsch, Real Estate Research Consultants Executive Vice

President, explained the purpose of the workshop was to define specific benchmarks to go forward, gave a brief recap of the history of the Request For Proposal (RFP) process highlighting the three key areas - developer's obligations to the Murdock Village concept, submission requirements and evaluation of criteria. Mr. Beitsch said regarding the developer's obligations it was their impression based on what Lennar has provided to date agreement was needed on certain development or design guidelines but he felt all the materials assembled to date was more than adequate to meet the Board's preliminary plan development criteria. Mr. Beitsch said he felt Lennar had more than complied with the submission requirements but more discussion was needed regarding certain transportation issues. Mr. Beitsch said regarding the criteria it was his opinion the town center requires further discussion; a general commitment to the town center was needed from Lennar which should be comprised of the content of the town center, its size and its timing. **Commissioner D'Aprile** asked if the price offered by Lennar was acceptable based on property values. Mr. Beitsch said the County would be doing an appraisal, market value was the key factor and Lennar's offer has a few strings attached but he felt it was a good faith offer. Representatives from Lennar gave a presentation on their proposal. **(Discussion ensued regarding the town center location, the commercial area on SR 776, neighborhood services, roadways and access points, internal traffic flows, changes needed to FLUM, the proposed plan doesn't address the Board's concerns regarding connectivity, this needs to be a walkable community, the need for zoning changes for commercial and industrial nodes, inclusion of medical and doctors' offices, safety concerns for pedestrians and bikers, land acquisition, escalating property values, an agreement was needed for disposal of property for redevelopment, a time line is needed for key issues, some property owners were deceased and not probated to allow for marketable title, consensus Lennar needs to put more money upfront, and discussion on a bond issue was needed.)** Mr. Loucks opined this was a good discussion. **Commissioner Cummings** recalled the Board wanted to discuss an informational campaign regarding the referendum and suggested doing something similar to that used for the one cent sales tax. **Chairman DeBoer** asked that this item be placed on the Board's next meeting agenda along with the scrub jay issue.

MEETING ADJOURNED: 11:20 A.M.

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Signature on file in Commission Minutes
Matthew D. DeBoer
Chairman

ATTEST:

BARBARA T. SCOTT, CLERK
OF THE CIRCUIT COURT AND
EX-OFFICIO TO THE BOARD
OF COUNTY COMMISSIONERS

By: Signature on file in Commission Minutes
Deputy Clerk

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