

**MURDOCK VILLAGE WORKSHOP**

**BOARD OF COUNTY COMMISSIONERS**

**NOVEMBER 30, 2004**

A Murdock Village Workshop meeting of the Board of County Commissioners was held at the Murdock Administration Complex in Room 119, Port Charlotte, Florida. The following members were present: Chairman Sara Devos and Commissioners Thomas G. Moore, Thomas C. D'Aprile and Matthew D. DeBoer. Also in attendance were County Administrator Bruce D. Loucks, County Attorney Janette S. Knowlton, Internal Audit Director Michael Byrne and Supervisor of Minutes Caroline W. Lounsbury. The meeting was called to order at **1:05 P.M.**

**Chairman Devos** requested everyone stand for the Pledge of Allegiance to the Flag.

**Chairman Devos** requested that each presentation be limited to ten minutes because the Board Members will be leaving at 2:30 P.M. to greet Governor Bush at the Charlotte County Airport.

Robert Morris of the Ramar Group Companies of Sarasota, which built Heritage Oak Park and Heritage Lakes Park in Charlotte County, stated this project appeals to him because of its size and location. Mr. Morris stated that the Ramar Group could offer the County a more competitive price for the 400 acres in Phase I of the project than Lennar has. Mr. Morris stated Ramar Group is prepared to put a substantial amount of money up front that would consist in the millions and not in thousands. **Commissioner D'Aprile** stated he is interested in finding a partner with financial commitment and that resource is essential. Mr. Morris stated that Ramar's strategy would be to reduce down the number of lots the County has purchased, without penalty. **Commissioner DeBoer** warned a town center with integrated greenways and blueways are inviolate. Richard Sinclair, former Charlotte County Builders & Contractors Association President, stated the local building industry's capacity to handle this project has been underestimated. Mr. Sinclair stated that he and his partner, Mr. Krebs, began assembling the Charlotte County Contractors Collaborative last year after listening to a Murdock Village presentation by

**Commissioner DeBoer.** Mr. Sinclair stated that every single bank he has spoken with is expecting to be part of the Murdock Village project and money is not an object. Mr. Sinclair recommended that the County provide a staff liaison in drafting the redevelopment plan and we'll work on a plan at our expense and not the County's. **Commissioner DeBoer** questioned if Sinclair's group has the necessary technical experts, i.e. architects, engineers and land-use planners. Mr. Sinclair stated he's aware of the entire scope of the project and his group has been studying Lennar's plans and has suggestions. Chuck DeSanti, managing senior partner with Kitson & Partners Communities of West Palm Beach said his firm has been interested in pursuing this for some time now. Mr. DeSanti stated that among Kitson & Partners' projects is Posner Park in Orlando, which includes a 2 million square foot town center similar to the one proposed in Murdock Village. Mr. DeSanti stated Kitson & Partners can tap into the Morgan-Stanley Real Estate Fund for financing, but needs a commitment that all the land within the CRA will be purchased. Mr. DeSanti stated that by acquiring all the real estate is the key to us because it ensures the major real estate development has an opportunity to be successful. Mr. DeSanti stated he wasn't here today to tell the Board that if you spend \$90 million to purchase 1,100 acres, we would be ready to reimburse the County immediately. Mr. DeSanti stated that once acquisition issues are clarified and a redevelopment plan is adopted, Kitson & Partners will make a formal presentation. Mr. DeSanti stated we do have a clear interest in being one of the bidders. **Commissioner D'Aprile** stated he is very interested in Kitson & Partners future presentation. **Commissioner DeBoer** warned a town center with integrated greenways and blueways are inviolate. Mr. DeSanti stated he understands these are very sensitive issues. Bruce D. Loucks stated Ms. Forester and himself are in favor of Option 1 and requested Ms. Forester present the three options available. Debrah Forester, Redevelopment Manager presented Option 1 - Continue with substantial completion of 1,100 acres land acquisition, Option 2 - Complete land acquisition portion of the redevelopment initiative at the end of Phase 4 and Option 3 - Phased approach selling western 478 acres and then continuing acquisition of remaining 1,100 acres. **COMMISSIONER DeBOER MOVED FOR APPROVAL THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY COMMIT TO FINANCE AND FUND THE ACQUISITION OF PHASES 5-9 OF THE MURDOCK VILLAGE PROJECT IN AN ADDITIONAL AMOUNT OF APPROXIMATELY**

**\$45 MILLION; THAT THE COUNTY ADMINISTRATOR AND COUNTY ATTORNEY, AND THEIR EMPLOYEES, AGENTS AND COUNSEL ARE TO EXPEDITE THE ACQUISITION OF PHASES 5-9 OF THE MURDOCK VILLAGE PROJECT, AND THAT THE COUNTY ADMINISTRATOR AND COUNTY ATTORNEY, AND THEIR EMPLOYEES, AGENTS AND COUNSEL ARE DIRECTED AND AUTHORIZED TO EXECUTE THE NECESSARY WORK ORDERS TO MOVE FORWARD ON COMPLETION OF THE COMPREHENSIVE PLAN AMENDMENT AND REDEVELOPMENT PLAN, MOVE FORWARD IN DEVELOPING THE SUPPORTING DOCUMENTATION FOR A MURDOCK VILLAGE MIXED USE ZONING DISTRICT, MOVE FORWARD IN DEVELOPING AN ACTION PLAN TO INCREASE THE VALUE OF THE REDEVELOPMENT AREA AND SECURE REDEVELOPMENT PARTNER AND BUILDER INTEREST, ALL AS OUTLINED IN DEBRAH FORESTER'S NOVEMBER 29, 2004 MEMO AND TO TAKE ALL ACTIONS REASONABLY REQUIRED TO ADVANCE AND CARRY OUT THIS MOTION, SECONDED BY COMMISSIONER CUMMINGS. Commissioner Cummings stated this is a good first step in the right direction. Commissioner Moore concurred with Commissioner Cummings and appreciates the interest from the community. Commissioner D'Aprile concurred and reiterated that staff needs to treat the people living in the Murdock Village with respect. Chairman Devos stated she is very appreciative of the interest from the developers for this project which is very near and dear to all the Board Members. Chairman Devos commented on the goal workshop to be held the third week of January and the need to discuss the issue of blight in the community. Chairman Devos stated that staff has treated property owners in Phases 1 through 4 with respect, decency and honesty and she has no reason not to believe that this will not continue. CALL ON THE MOTION: DECLARED UNANIMOUS.**

**MEETING ADJOURNED: 2:15 P.M.**

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**Sara Devos  
Chairman**

**ATTEST:**

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

**By: \_\_\_\_\_  
Deputy Clerk**

**cw1**