



# Murdock Village Community Redevelopment Agency 2009 Annual Report

## 2009 Accomplishments

- Determination of Vested Rights received.
- Demolition of final four vacant buildings completed.
- US41 Widening Project -Project Development and Environmental Study (PD&E) underway.
- Real Estate Summary package distributed to six interested parties.
- Joint Meeting of the Murdock Village Community Redevelopment Agency and Advisory Committee held.



**Murdock Village Concept Plan**

### Staff

Roger Baltz, Executive Director,  
Murdock Village CRA  
Debrah Forester, Redevelopment Manager  
Derek Rooney, Assistant County Attorney  
Matt Trepal, Planner III, Growth  
Management  
Kathy Knee, Recorder  
For more information visit our website:  
[www.charlottecountyfl.com/  
murdockvillage](http://www.charlottecountyfl.com/murdockvillage) or telephone Debrah  
Forester, Redevelopment Manager at  
941.743.6241.



**Murdock Village Community  
Redevelopment Concept Plan (2005)**

## Murdock Village Community Redevelopment Agency

- Commissioner Bob Starr, Chair
- Commissioner Robert Skidmore,  
Vice Chair\*
- Commissioner Adam Cummings
- Commissioner Tricia Duffy
- Commissioner Richard Loftus  
\* Liaison to Advisory Committee

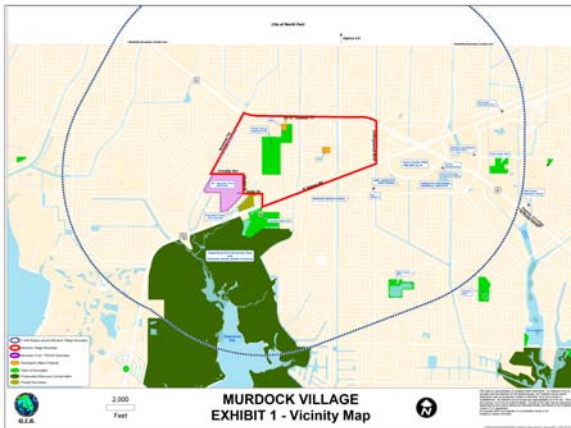
## Murdock Village CRA Advisory Committee

- David M. Klein, MD, Chairman
- Philip J. Palmer, Vice-Chairman
- Craig J. Benton, DC
- Andy Dodd
- Suzanne T. Graham
- Clive William Hollin

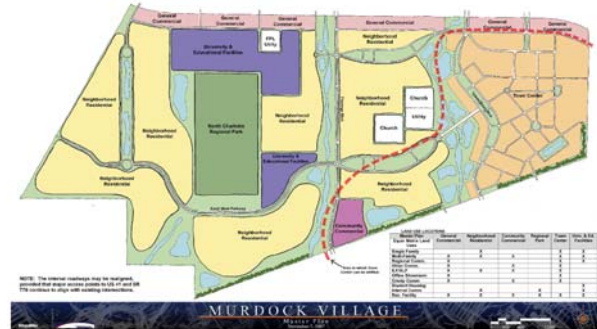
The Advisory Committee meetings are scheduled for the second Monday of each month at 5:30 p.m. Please check the website for agendas and further information.

***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 available for redevelopment in the state of Florida. The Murdock Village site is located within one mile of the new spring training complex of the 2008 American League Champion Tampa Bay Rays Baseball Team. Charlotte Harbor, offering world class fishing and sailing, is less than five miles away, and the Gulf of Mexico's beautiful beaches are only a thirty minute drive from Murdock Village. (Exhibit 1)



Centrally located in mid Charlotte County, Florida, the Murdock Village Community Redevelopment Area or the "Project Site" is comprised of approximately 1,200 acres of vacant and improved lands; dedicated and vacated road rights-of-ways and canal rights-of-ways; and dedicated and vacated waterways.



**Murdock Village Concept Plan (2008)**

Annual Financial Reports and Audits are included in the Charlotte County annual audit. Land acquisition and consulting services have been paid through short-term financing that the Board has authorized.

As of January 2010, the County has invested approximately \$117 million in the Murdock Village Community Redevelopment Project. The majority of these expenditures, \$96.6 million were used to assemble and clear the property. As of August 2008, the County has approximately \$63.3 million remaining in outstanding debt from two external sources. The County approved a 20 year pay back plan to retire the debt.

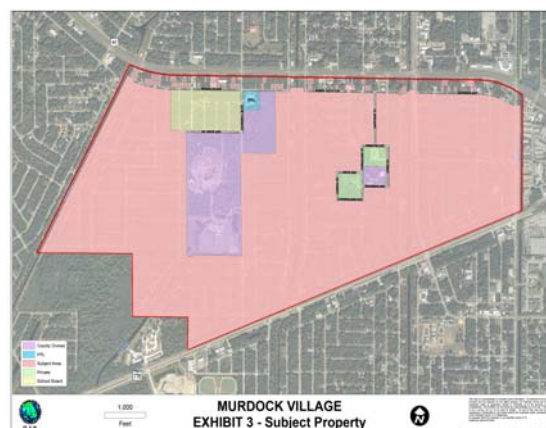
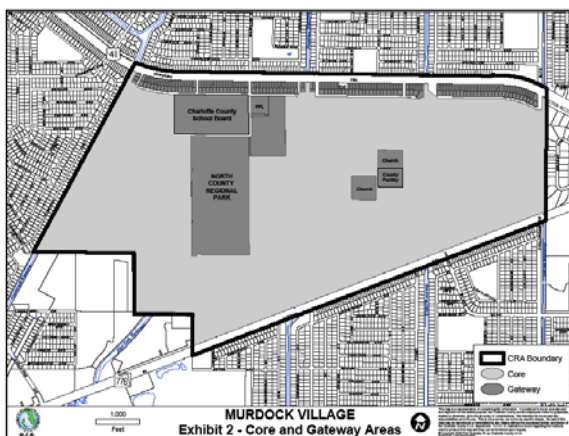
It is anticipated that as the property within Murdock Village is sold, the proceeds from the sale will first go to retiring any outstanding debt and to pay back the County for any internal transfer of funds that were used to acquire the property. The long-term goal is to have the Charlotte County financial investment in Murdock Village pay for itself through sales proceeds and improved tax base.

# MURDOCK VILLAGE COMMUNITY REDEVELOPMENT AGENCY 2009 ANNUAL REPORT

The “Subject Property” available for purchase is comprised of a total of 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.” (Exhibit 2 and 3)

Included in the Gateway Area but not included in the “Subject Property” are 190 platted lots privately owned located along the US 41 frontage and six large parcels:

1. “North County Regional Park” (103 +/- acres)
2. Charlotte County Utility 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 2009 ANNUAL REPORT

The Subject Property contains the available DRI vested density of 2688 single-family units, 410 Multi-family units, and 1,627,028 square feet of commercial development. The actual density mix for the development will be finalized upon agreement by both parties in the Redevelopment Agreement and through the County's development review process. The available DRI vested density contained in the Subject Property shall be the basis for all proposals submitted to the County.

Appropriate County officials and staff responsible for administrating the CRA are available to meet with any Interested Party to discuss this information in more detail. The Interested Party should understand that any redevelopment agreement developed will, if ultimately satisfactory to the CRA, by law necessitate a thirty (30) day published notice inviting other proposals and making the public aware that the CRA is prepared to consider not only the Interested Party's proposal, but other proposals, the financial ability of the persons making such a proposal to carry them out; and, that the County may accept any such proposal as it deems to be in the public interest and in furtherance of the purposes of the Community Redevelopment Act.

Charlotte County is open to discuss all offers regarding the purchase and disposition of Murdock Village. A detailed overview of the project site and the entitlements are available at [www.charlottecountyfl.com/murdockvillage](http://www.charlottecountyfl.com/murdockvillage). Digital copies of the entitlement materials are available by contacting the and package of the entitlement work prepared to date is available by contacting the Economic Development Office at (941)627-3023.

Interested parties are encouraged to review the material available at [www.charlottecountyfl.com/murdockvillage](http://www.charlottecountyfl.com/murdockvillage) and contact the Economic Development Office at (941) 627-3023 to schedule a meeting to discuss the project in greater detail. The goal is to enter into a redevelopment agreement with a successful purchaser who will be responsible for successfully implementing the Murdock Village Community Redevelopment Plan. The County has made a significant investment to assemble and entitle the property. The long term goal is to have the Charlotte County financial investment in Murdock Village pay for itself through sales proceeds and improved tax base.