



Murdock Village Community Redevelopment Agency 2010 Annual Report

2010 Accomplishments

- Modification to the Community Redevelopment Plan approved
- Sports and Entertainment District Proposal presented for discussion
- Concept Plan modified
- Plan Development (PD) Zoning Code drafted



**Murdock Village Community Redevelopment
Concept Plan (2010)**

Murdock Village Community Redevelopment Agency

- Commissioner Bob Starr, Chair
 - Commissioner Tricia Duffy, Vice Chair
 - Commissioner Christopher Constance
 - Commissioner Stephen R. Deutsch*
 - Commissioner Robert Skidmore
- * *Liaison to Advisory Committee*

Murdock Village CRA Advisory Committee

- Suzanne T. Graham, Chair
- Andy Dodd, Vice Chair
- Erik Howard
- David M. Klein, MD
- George Wester

The meeting schedule for the Murdock Village CRA Advisory Committee is posted on the County's website at: <http://www.charlottecountyfl.com/Boards/Committees/MurdockVillageCRAAC/>.

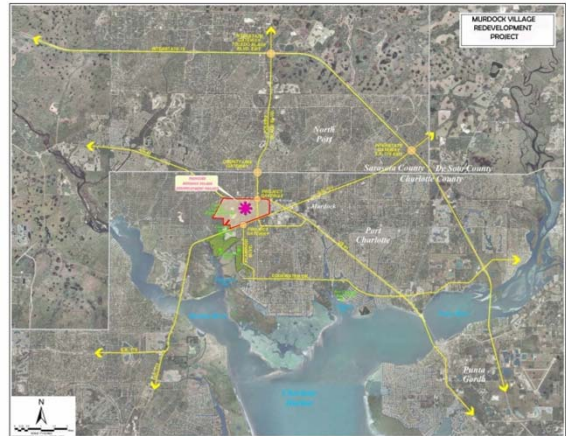
Staff

Ray Sandrock, Executive Director,
Murdock Village CRA
Debrah Forester, Redevelopment Manager
Derek Rooney, Assistant County Attorney
Matt Trepal, Planner III, Building & Growth
Management Liaison
Kathy Knee, Recorder

For more information on available property in Murdock Village please visit the website: www.charlottecountyfl.com/murdockvillage or contact Real Estate Services at 941.764.5580.

***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 Spring Training Complex of the 2008 American League Champions Tampa Bay Rays Baseball Team. Charlotte Harbor, which offers 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.



In 2010, the Board of County Commissioners and ex-officio Murdock Village Community Redevelopment Agency (CRA) began to actively market the Murdock Village property on the internet and began a discussion that resulted in a multi-phase approach that could result in several independent developers participating in the redevelopment project.

In March 2010, the Board of County Commissioners and the Punta Gorda City Council established the Economic Development Working Group, consisting of one representative from the City Council, one from the Board of County Commissioners and five business leaders, to develop recommendations on attracting new companies to the community. The group discussed options to start redevelopment activity in the Murdock Village CRA. These discussions resulted in a proposal that would allow an exchange of "shovel ready" property in the Enterprise Charlotte Airport Park with a portion of the Murdock Village CRA properties owned by the Murdock Village Community Redevelopment Agency.

A Sports and Entertainment District concept was conceived that would complement the Charlotte Harbor Sports Park located across from Murdock Village. By the end of 2010, a local developer presented a proposal that would exchange "shovel ready" real estate to be available as an incentive for economic development for property within Murdock Village.

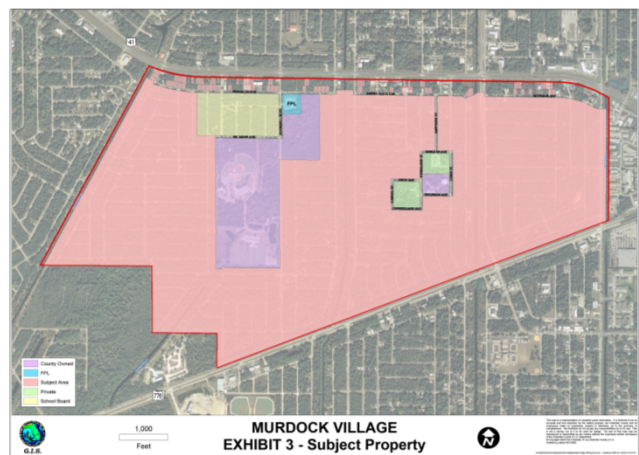
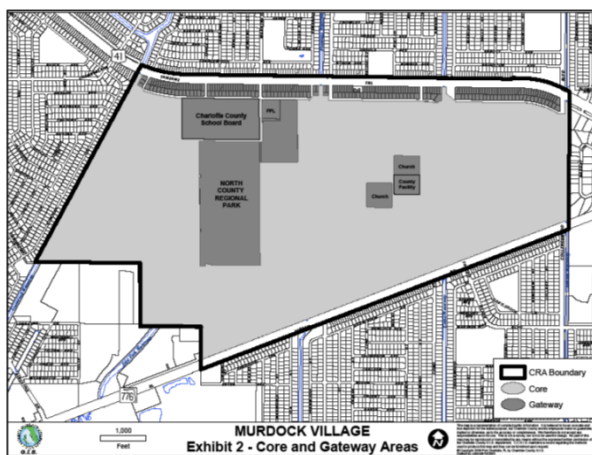
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The Murdock Village Community Redevelopment Area or the Project Site is comprised of approximately 1,200 acres of vacant and improved land, dedicated and vacated road rights-of-ways, canal rights-of-ways and dedicated and vacated waterways.

The Murdock Village CRA acquired approximately 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 Exhibit 3)

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

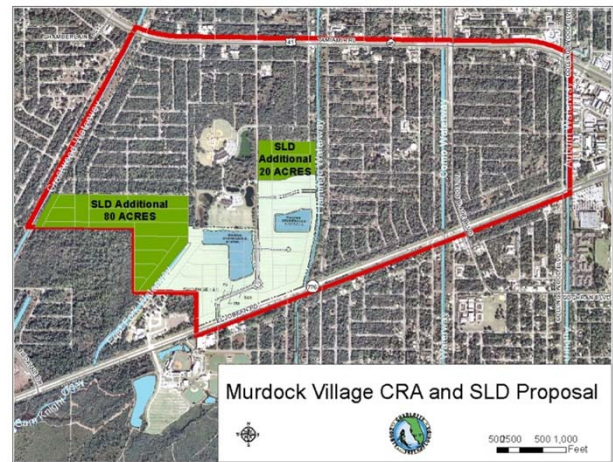
1. North County Regional Park (103 +/- acres)
2. Charlotte County Utilities site (5.46 +/- acres)
3. Charlotte County School Board (35 +/- acres) parcel designated for a future educational facility
4. Florida Power and Light Substation
5. New Life International Christian Center, Inc.
6. Eben-Ezer Haitian Baptist Church, Inc.



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The Sports and Entertainment District proposal included a 137 acre site, with an option for an additional 100 acres within Murdock Village that is located on SR 776, adjacent to the Charlotte County North Regional Park and in close proximity to the Charlotte County Sports Park.

The County also began the process to rezone the subject property to Planned Development, which would provide the flexibility of standards needed for multi-phase development. For details on the proposal or the zoning code, please visit www.charlottecountyfl.com/murdockvillage.



The CRA is open to any and all proposals for the remaining 518.64 acres within the Core Area and the 74 platted lots in the Gateway Area. Interested parties are encouraged to review the material at www.charlottecountyfl.com/murdockvillage and to contact the Real Estate Services Department at 941.764.5580 to schedule a meeting with the County to discuss the project in greater detail.

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.

As of September 30, 2010, the County has invested approximately \$118 million in this redevelopment project.