



Project Status – July 2008

At the July 8, 2008 Charlotte County Board meeting, the Board decided to have Charlotte County staff take the lead in completing the entitlement work necessary to optimize the marketing and future sale of the county-owned property within the Murdock Village Community Redevelopment Area.

The County is currently available to consider any offer that is presented during this next planning horizon. There is a 30-day public notice requirement as outlined in Chapter 163, Part III of the Florida Statutes for the disposition of property in Community Redevelopment Areas that the County will be required to publish on any proposal received.

NEXT STEPS:

Staff will be coordinating and bringing back to the Board of County Commissioner several action items:

1. Confirmation of the vision for Murdock Village as a Mixed-use project that provides an opportunity to live, work and play in which the components are connected by common themes and infrastructure. A community that includes innovative sustainable community standards such as fiber-optics and green building standards.
2. Approval by the Board of the Concept Plan that will guide the future layout of the master infrastructure and the major land use components including the location and feasibility of the following:
 - a. Town Center
 - b. Community Commercial Center
 - c. Office Showroom/Flex Space
 - d. Higher Education site
 - e. Government/Civic Site

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3. Board to consider a work plan that will include an evaluation of a focused phasing approach in order to maintain the integrity of the project. An initial phasing plan may consider the following areas:
 1. ULI Study Area – Collingswood to Toledo Blade (approximately 160 acres) – Flex Space, Office, Commercial area
 2. Gateway – 74 scattered lots – Consider ways to develop “Gateways” at the key intersections: Collingswood, Toledo Blade, Flamingo, and possibly Amherst. Look at width of the Gateway to determine if additional depth is needed to assure that adequate parking, access, and drainage is provide. Develop a Gateway zoning Code with architectural design standards. Proceed with disposing of the property once zoning code is adopted.
 3. Toledo Blade to Crestwood Waterway (approximately 700 acres). Consider developing this phase with the Town Center and mixed use – residential and commercial components. Develop a Core Area zoning code with flexibility to allow for multiple developer approach while still maintaining the overall vision when completed.
4. Board to consider funding options for key infrastructure improvements:
 - A. Roads
 - a. Toledo Blade – 4 lane–divided boulevard: \$11 million estimate, funded through a short-term loan to be repaid by future impact fees and sale of the property.
 - b. Franklin Street/Seymour Street – design and construct improvements based on outcome of zoning code standards. Improvements to be funded through a short-term loan to be repaid with funds generated through the sale of parcels in the future.
 - B. Wastewater Improvements – off-site system improvements will be necessary to accommodate the entire project. How these improvements are paid for will need to be determined. Short-term costs are estimated at \$1.1 million. However, major system improvements will be necessary to accommodate additional phases of the project.
 - C. Water – Short-term water capacity is available. However, significant improvements will be necessary to accommodate build-out of the project.
 - D. To achieve efficiency in costs, an analysis should be conducted as to the cost/benefit of installing all utilities, including fiber optics cable, during the construction of Toledo Blade and budget for it as appropriate.

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EXISTING ENTITLEMENTS

During the past four years the project site has been further entitled. These entitlements add value and position the property to be ready for development.

Comprehensive Plan – The Murdock Village Mixed Use Redevelopment District is a land use category that was adopted in 2005 to establish the vision and provide flexibility in location of land uses but does specify that a mix of uses will be developed within the project area. The district was amended in 2008 as part of a Stipulated Settlement Agreement with the Florida Department of Community Affairs (DCA). The district currently includes the following provisions:

Mandatory land use categories include:

1. Town Center –80 to 250 acres
2. Neighborhood Residential (all types of housing product is allowed) – 300 to 475 acres
3. Community Commercial – 10 to 35 acres
4. General Commercial 40 to 69 acres

Optional Land Use Categories include:

1. University/College – up to 55 acres
2. Primary and Secondary Educational Facilities – up to 35 acres
3. Office Showroom – up to 40 acres

Vested Rights

In January 2008, DCA approved a Binding Letter that determines that Murdock Village is vested from the Development of Regional Impact (DRI) review. The following entitlements are for the entire redevelopment area:

- 2,744 Single Family dwelling units
- 538 Multi-Family dwelling units
- 3,023,882 square feet of commercial

In addition, DCA approved the use of an Equivalency Matrix which allows for an increase in the amount of one land use category while reducing the amount in another land use category. This ability to trade between various types of commercial uses and residential units is of great value to the development community and provides the greatest flexibility to the project.

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