

*NO  
BCE #14*

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BARBARA T. SCOTT, CLERK, CHARLOTTE CO  
REC 33.00

RESOLUTION  
NUMBER 2003- 053

A RESOLUTION AMENDING RESOLUTION 88-83, A DEVELOPMENT ORDER FOR INCREMENT I OF THE MURDOCK CENTER DEVELOPMENT OF REGIONAL IMPACT AS AMENDED AND IMPACTED BY RESOLUTIONS 89-143, 89-368, 92-147, 92-170A AND 92-174; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION, AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on March 3, 1987, the Board of County Commissioners of Charlotte County, Florida ("the Board") adopted Resolution 87-48, a Master Development Order for the Murdock Center Development of Regional Impact ("DRI"); pursuant to Section 380.06(21), Florida Statutes; and

WHEREAS, the Master Development Order has been amended by Charlotte County Resolution 88-280 on December 13, 1988 (which includes by reference Resolution 88-81 on June 7, 1988), Resolution 89-142 on July 11, 1989, Resolution 89-367 on December 20, 1989, Resolution 92-146 on July 14, 1992, Resolution 92-170-B on August 18, 1992, Resolution 93-189 on October 12, 1993 and Resolution 94-102 on June 21, 1994 (such Master Development Order, as amended, shall be referred to herein as "the Master Development Order"); and

WHEREAS, the Murdock Center DRI addressed in the Master Development Order consists of approximately 646 acres located near the intersection of U.S. 41 and S.R. 776 in Charlotte County; and

WHEREAS, on June 14, 1988, the Board adopted Resolution 88-83, a Development Order for Increment I of the Murdock Center, consisting of approximately 315 acres of mixed use development; and

WHEREAS, the Development Order adopted by Resolution 88-83 was amended by Resolution 89-143 on July 11, 1989, Resolution 89-368 on December 20, 1989, Resolution 92-147 on July 14, 1992, and Resolution 92-170-A on August 18, 1992 (such Development Order as amended shall hereinafter be referred to as "the Increment I D.O."), and was impacted by Resolution 89-35 on February 15, 1989, and Resolution 92-174 on August 25, 1992; and

WHEREAS, the Southwest Florida Regional Planning Council reviewed and considered the amendments to the Increment I D.O. requested by Heritage Park Associates in Petition #NOPC-02-12-04, and recommended acceptance of the proposed development order language finding that the proposed change does not appear to create a

**IMAGED L.T.**

*Minutes*  


reasonable likelihood of additional regional impacts on regional resources or facilities; and

WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and considered Petition #NOPC-02-12-04 and also recommends approval finding that this is not a substantial deviation; and

WHEREAS, the Board has reviewed and considered the amendments to the Increment I D.O. requested by Heritage Park Associates and finds that they are consistent with the Charlotte County Comprehensive Plan and with the previously approved Master Development Order and the Increment I D.O. and also finds that pursuant to Florida Statutes, Section 380.06(19), they do not constitute a substantial deviation.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, that:

1. The Increment I D.O., contained in Resolution 88-83, as revised by Resolutions 89-143, 89-368, 92-147, and 92-170-A, is hereby amended as follows:
  - A. The Increment I Conceptual Master Development Plan (Map "H") of the Increment I D.O. is hereby deleted in its entirety and is replaced with the attached Exhibit "A", consisting of the map prepared by Charlotte Engineering & Surveying, Inc., and titled Murdock Center AIDA: INCREMENT I and the chart titled MURDOCK INCREMENT I LAND USES (such Exhibit "A" shall be hereinafter referred to as "the Revised Map").
  - B. The Revised Map reflects the following changes:
    - (i) Utility Site reduced from two (2) acres to one (1) acre and redesignated as Multi Family-12 ("MF-12").
    - (ii) The one hundred seven (107) acre MF-12 site with 868 dwelling units is increased to one hundred eight (108) acres with 868 dwelling units.
  - C. The Increment I Master Phasing Plan ("Map H-2") of the Increment I D.O. is hereby deleted in its entirety, and is replaced with the revised map attached hereto as Exhibit "B".
  - D. Table 12-12-i contained within the Application for Incremental Development Approval, as incorporated by reference within Resolution 88-83, as revised by Resolutions 89-368, 92-147 and 92-170-A, is hereby deleted in its entirety, and is replaced with the revised Table 12-12-i attached hereto as Exhibit "C".
2. The amendments incorporated herein do not constitute a substantial deviation to the conditions of the Increment I D.O.
3. All other terms and conditions of the Increment I D.O. not affected by this

resolution shall remain unchanged and in full force and effect.

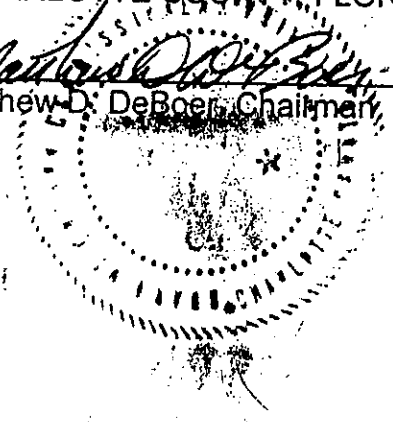
4. This resolution shall become effective immediately upon its adoption.

5. The Clerk of the Circuit Court is hereby directed to forward a certified copy of this resolution and its attachments to Roger Wilburn, Department of Community Affairs, Community Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100, and to Daniel Trescott, Southwest Florida Regional Planning Council, 4980 Bayline Drive, 4th Floor, North Fort Myers, Florida 33918-3909.

PASSED AND DULY ADOPTED this 8 day of April, 2003.

BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By: Matthew D. DeBoer  
Matthew D. DeBoer, Chairman

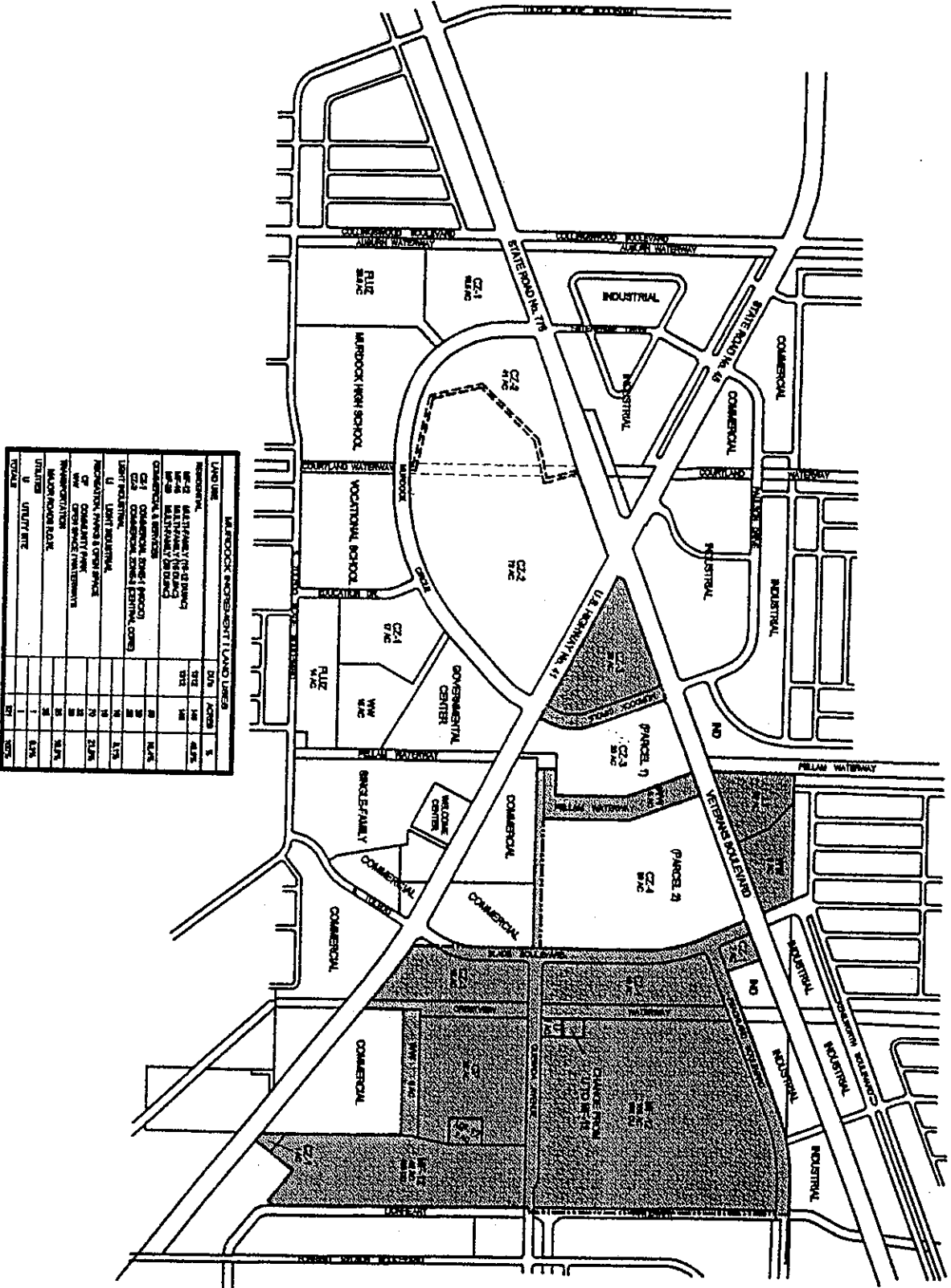


ATTEST:  
Barbara T. Scott, Clerk of  
Circuit Court and Ex-Officio  
Clerk to the Board of County  
Commissioners

By: Anne L. Fahlert  
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: Renee Francis Lee  
Renee Francis Lee, County Attorney *RFL*



**MURDOCK INCREMENT I LAND USES**

LAND USE	MIN. DIM.	MIN. AREA	%
RESIDENTIAL			
RD-12	150'	150'	4.2%
RD-16	150'	150'	4.2%
RD-20	150'	150'	4.2%
RD-24	150'	150'	4.2%
COMMERCIAL & SERVICES			
C21	150'	150'	4.2%
C22	150'	150'	4.2%
C23	150'	150'	4.2%
C24	150'	150'	4.2%
INDUSTRIAL			
I	150'	150'	4.2%
LI	150'	150'	4.2%
LI-1	150'	150'	4.2%
LI-2	150'	150'	4.2%
LI-3	150'	150'	4.2%
LI-4	150'	150'	4.2%
LI-5	150'	150'	4.2%
LI-6	150'	150'	4.2%
LI-7	150'	150'	4.2%
LI-8	150'	150'	4.2%
LI-9	150'	150'	4.2%
LI-10	150'	150'	4.2%
LI-11	150'	150'	4.2%
LI-12	150'	150'	4.2%
LI-13	150'	150'	4.2%
LI-14	150'	150'	4.2%
LI-15	150'	150'	4.2%
LI-16	150'	150'	4.2%
LI-17	150'	150'	4.2%
LI-18	150'	150'	4.2%
LI-19	150'	150'	4.2%
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LI-30	150'	150'	4.2%
LI-31	150'	150'	4.2%
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LI-36	150'	150'	4.2%
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LI-41	150'	150'	4.2%
LI-42	150'	150'	4.2%
LI-43	150'	150'	4.2%
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LI-46	150'	150'	4.2%
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LI-66	150'	150'	4.2%
LI-67	150'	150'	4.2%
LI-68	150'	150'	4.2%
LI-69	150'	150'	4.2%
LI-70	150'	150'	4.2%
LI-71	150'	150'	4.2%
LI-72	150'	150'	4.2%
LI-73	150'	150'	4.2%
LI-74	150'	150'	4.2%
LI-75	150'	150'	4.2%
LI-76	150'	150'	4.2%
LI-77	150'	150'	4.2%
LI-78	150'	150'	4.2%
LI-79	150'	150'	4.2%
LI-80	150'	150'	4.2%
LI-81	150'	150'	4.2%
LI-82	150'	150'	4.2%
LI-83	150'	150'	4.2%
LI-84	150'	150'	4.2%
LI-85	150'	150'	4.2%
LI-86	150'	150'	4.2%
LI-87	150'	150'	4.2%
LI-88	150'	150'	4.2%
LI-89	150'	150'	4.2%
LI-90	150'	150'	4.2%
LI-91	150'	150'	4.2%
LI-92	150'	150'	4.2%
LI-93	150'	150'	4.2%
LI-94	150'	150'	4.2%
LI-95	150'	150'	4.2%
LI-96	150'	150'	4.2%
LI-97	150'	150'	4.2%
LI-98	150'	150'	4.2%
LI-99	150'	150'	4.2%
LI-100	150'	150'	4.2%

**CHARLOTTE ENGINEERING & SURVEYING, INC.**  
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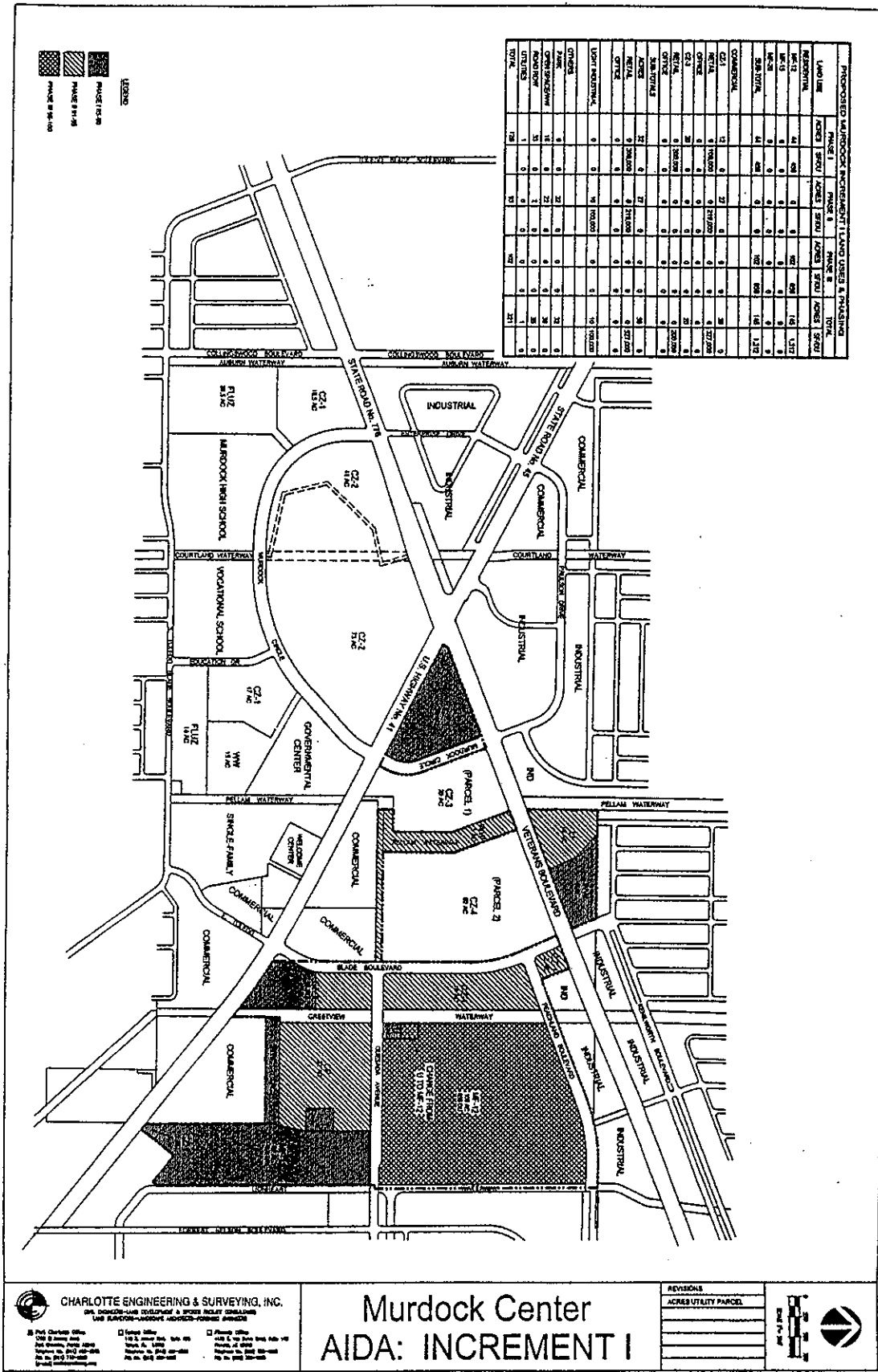
# Murdock Center AIDA: INCREMENT I

NEVIRCH  
ACRIS UTILITY PANEL

EXHIBIT "A"

**EXHIBIT A**

<b>MURDOCK INCREMENT I LAND USES</b>			
<b>LAND USE</b>	<b>DU's</b>	<b>ACRES</b>	<b>%</b>
<b>RESIDENTIAL</b>	<b>1312</b>	<b>146</b>	<b>45.5%</b>
MF-12    MULTI-FAMILY (10-12 DU/AC)	1312	146	
MF-15    MULTI-FAMILY (15 DU/AC)			
MF-20    MULTI-FAMILY (20 DU/AC)			
<b>COMMERCIAL &amp; SERVICES</b>		<b>59</b>	<b>18.4%</b>
CZ-1    COMMERCIAL ZONE-1 (N/GC/O)		39	
CZ-3    COMMERCIAL ZONE-3 (CENTRAL CORE)		20	
<b>LIGHT INDUSTRIAL</b>		<b>10</b>	<b>3.1%</b>
LI    LIGHT INDUSTRIAL		10	
<b>RECREATION, PARKS &amp; OPEN SPACE</b>		<b>70</b>	<b>21.8%</b>
CP    COMMUNITY PARK		32	
WW    OPEN SPACE / WATERWAYS		38	
<b>TRANSPORTATION</b>		<b>35</b>	<b>10.9%</b>
MAJOR ROADS R.O.W.		35	
<b>UTILITIES</b>		<b>1</b>	<b>0.3%</b>
U    UTILITY SITE		1	
<b>TOTALS</b>		<b>321</b>	<b>100%</b>



LAND USE	PHASE 1			PHASE 2			PHASE 3			TOTAL
	ACRES	STOU	ACRES	ACRES	STOU	ACRES	ACRES	STOU	ACRES	
RESIDENTIAL	44	428	0	0	0	0	0	0	44	428
COMMERCIAL	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL	0	0	0	0	0	0	0	0	0	0
GOVERNMENTAL CENTER	0	0	0	0	0	0	0	0	0	0
SCHOOL	0	0	0	0	0	0	0	0	0	0
OFFICE	0	0	0	0	0	0	0	0	0	0
RETAIL	0	0	0	0	0	0	0	0	0	0
UTILITIES	0	0	0	0	0	0	0	0	0	0
UNDEVELOPED	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>44</b>	<b>428</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>428</b>

**CHARLOTTE ENGINEERING & SURVEYING, INC.**  
 26 Park Charlotte Office  
 1000 E. 7th Street  
 Charlotte, NC 28202  
 Phone: 704.375.1111  
 Fax: 704.375.1112  
 Website: www.ces-inc.com

# Murdock Center AIDA: INCREMENT I

REVISIONS  
 ACRES UTILITY PARCEL



EXHIBIT "B"

EXHIBIT "C"

PROPOSED MURDOCK INCREMENT I LAND USES & PHASING								
LAND USE	PHASE I		PHASE II		PHASE III		TOTAL	
	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU	ACRES	SF/DU
RESIDENTIAL								
MF-12	44	456	0	0	102	858	145	1,312
MF-15	0	0	0	0	0	0	0	0
MF-20	0	0	0	0	0	0	0	0
SUB-TOTAL	44	456	0	0	102	858	145	1,312
COMMERCIAL								
CZ-1	12	0	27	0	0	0	39	0
RETAIL	0	108,000	0	219,000	0	0	0	327,000
OFFICE	0	0	0	0	0	0	0	0
CZ-3	20	0	0	0	0	0	20	0
RETAIL	0	200,000	0	0	0	0	0	200,000
OFFICE	0	0	0	0	0	0	0	0
SUB-TOTALS								
ACRES	32	0	27	0	0	0	59	0
RETAIL	0	308,000	0	219,000	0	0	0	527,000
OFFICE	0	0	0	0	0	0	0	0
LIGHT INDUSTRIAL	0	0	10	100,000	0	0	10	100,000
OTHERS								
PARK	0	0	32	0	0	0	32	0
OPEN SPACE/WW	16	0	22	0	0	0	38	0
ROAD ROW	33	0	2	0	0	0	35	0
UTILITIES	1	0	0	0	0	0	1	0
TOTAL	126		93		102		321	