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RESOLUTION NO. 89-368

A RESOLUTION OF CHARLOTTE COUNTY, STATE OF FLORIDA, AMENDING THE MURDOCK CENTER INCREMENT I DEVELOPMENT ORDER AS REPRESENTED BY RESOLUTION 88-83; AMENDING THE CONCEPTUAL MASTER DEVELOPMENT PLAN OF RESOLUTION 88-83 (AS AMENDED); AMENDING THE TRANSPORTATION PROPORTIONATE SHARE CALCULATION AS SHOWN IN EXHIBIT 6 OF RESOLUTION 88-83; AMENDING THE TRANSPORTATION MITIGATION ASPECTS OF RESOLUTION 88-83; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

CR 2000

89 DEC 29 AM 11:19

WHEREAS, on June 14, 1988, the Board of County Commissioner of Charlotte County, Florida passed and approved Resolution 88-83, constituting the development order for a development known as Murdock Center Increment I.

WHEREAS, the development order was amended by Charlotte County by Resolution 89-143 on July 11, 1989.

WHEREAS, General Development Corporation has requested that an additional amendment to the development order be considered by the Board of County Commissioners of Charlotte County.

WHEREAS, the Board of County Commissioners of Charlotte County has considered the requested amendment, and finds that subject to the conditions of this resolution, it does not constitute a substantial deviation.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, that Resolution 88-83 be further amended as follows:

1. The conceptual master development plan ("Map H") contained in Resolution 88-83, as revised by Resolution 89-143, is hereby deleted in its entirety, and is replaced with the attached revised "Map H" (see Exhibit A-1).
2. The master phasing plan ("Map H-2") contained within the Application for Incremental Development Approval (AIDA), as incorporated by reference in Resolution 88-83, is hereby deleted in its entirety, and is replaced with the attached revised "Map H-2" dated September 29, 1989.
3. Table 12-2-i contained within the Application for Incremental Development Approval, as incorporated by reference within Resolution 88-83, is hereby deleted in its entirety, and is replaced with the attached revised Table 12-2-i dated September 29, 1989.
4. Section J.7. of Exhibit 3 of Resolution 88-83 is hereby amended to read as follows:  
" The applicant's proportional share of specific improvement costs shown in Exhibit 6, was calculated consistent with the methodology outlined in the Murdock Center Traffic Report, dated February, 1987. Based on this procedure, the applicant's proportional share is identified as \$2,773,381.01."
5. Section J.9. of Exhibit 3 of Resolution 88-83 is hereby amended to read as follows:  
" The roadway improvements to be constructed by the applicant under the "pipelining" approach are shown on Exhibit 8 and are more specifically described as follows:

A. Toledo Blade Blvd. - design for a new 4-lane divided

BARBARA T. SCOTT, CLERK  
TAMMIE WHISENANT  
BY: JW D.C.

REC'D DEC 28 1989

*Munroe*

- roadway and construct a new 2-lane roadway from U.S. 41 to Quesada Ave.
- B. Toledo Blade Blvd. - design for a new 4-lane divided roadway and construct a new 2-lanes roadway from Quesada Ave. to Kenilworth Blvd.
  - C. Peachland Blvd. - construct a new 2-lane roadway from Forrest Nelson Blvd. to Toledo Blade Blvd.
  - D. Murdock Circle. - design for a new 4-lane divided roadway and construct a new 2-lane roadway from U.S. 41 to Kenilworth Blvd.

The provision of the above referenced pipelined improvements by the applicant includes the provision of the rights-of-way associated with each of the roadway segments as identified in the agreement between Charlotte County and General Development Corporation dated November 10, 1987 (OR 950 PG 997). These rights-of-way shall be provided to the County by warranty deed. The applicant has been credited for these rights-of-way in the proportionate share calculation. "

6. Section J.13. of Exhibit 3 of Resolution 88-83 is hereby amended to read as follows:

" The estimated cost of construction and right-of-way provision for the "pipelined" improvements is \$2,709,639. Within 60 days of the approval of this resolution the applicant shall provide to Charlotte County the difference between the applicant's proportionate share and the estimated cost of the "pipelined" improvements. This amount is \$63,742.01, as shown in Exhibit 6. "

7. Section J.14. of Exhibit 3 of Resolution 88-83 is hereby deleted in its entirety.

8. Exhibit 6 of Resolution 88-83 is hereby deleted in its entirety and replaced with the attached revised Exhibit 6 dated 12-12-89.

9. It is agreed that the development of the 11 acre parcel, identified as parcel "B" on the attached Map H, will not be subject to the requirements of Sections J.10. and J.11. of Exhibit 3 of Resolution 88-83. However, if the pipelined improvements referenced in Sections J.10. and J.11. are not substantially completed, or an agreement between the applicant and the County, regarding the funding and construction of these improvements, is not in place at the time that certificates of occupancy are to be issued, then a bond, or other financial assurance acceptable to the County, must be provided in the amount equivalent to what the road portion of the impact fee would be for each project requesting a certificate of occupancy. If the pipelined improvements are not substantially complete, or the above referenced agreement in place, within 120 days of the issuance of the certificate of occupancy, then the County may claim against the bond amount.

10. The amendments incorporated herein do not constitute a substantial deviation to the conditions of the development order. All other terms and conditions of the development order, not affected by this resolution shall remain unchanged and in full force and effect.

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

PASSED AND ADOPTED by the Board of County Commissioners of Charlotte County, Florida, this 20th day of December, 1989.

BOARD OF COUNTY COMMISSIONERS OF  
CHARLOTTE COUNTY, FLORIDA

By: *Jack Lotz*  
Jack Lotz, Chairman



... CLERK to the Board of  
County Commissioners

By: Marilyn M. McAuffe  
Deputy Clerk

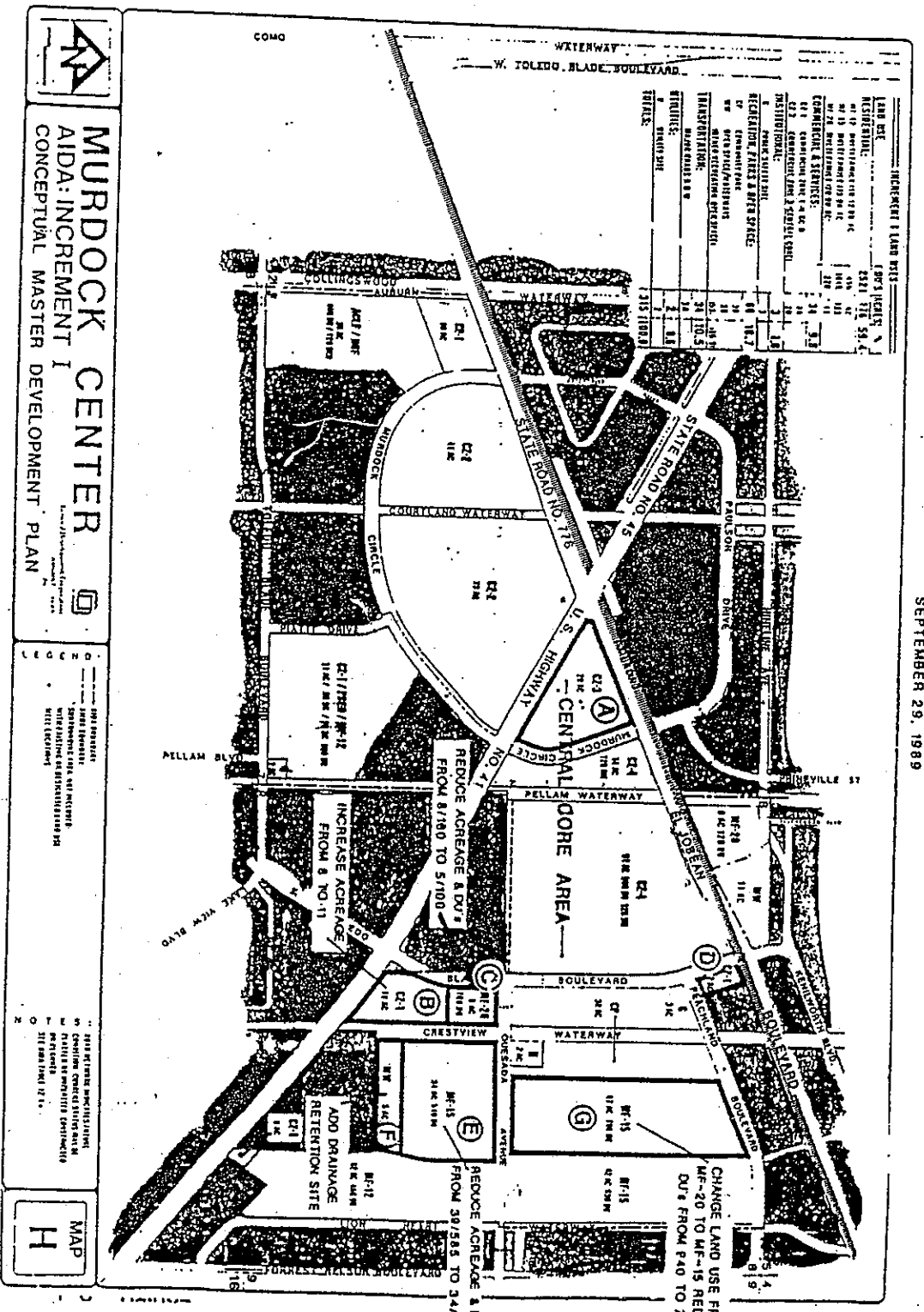
APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

By: Sandra J. Augustine  
for Sandra J. Augustine  
County Attorney

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SEPTEMBER 29, 1989



LAND USE	INCREASING LAND USES	LAND USES
RESIDENTIAL	MF-15	MF-15
COMMERCIAL & SERVICES	MF-15	MF-15
INDUSTRIAL	MF-15	MF-15
RECREATION	MF-15	MF-15
MANUFACTURING	MF-15	MF-15
OFFICE	MF-15	MF-15



**MURDOCK CENTER**  
AIDA: INCREMENT I  
CONCEPTUAL MASTER DEVELOPMENT PLAN

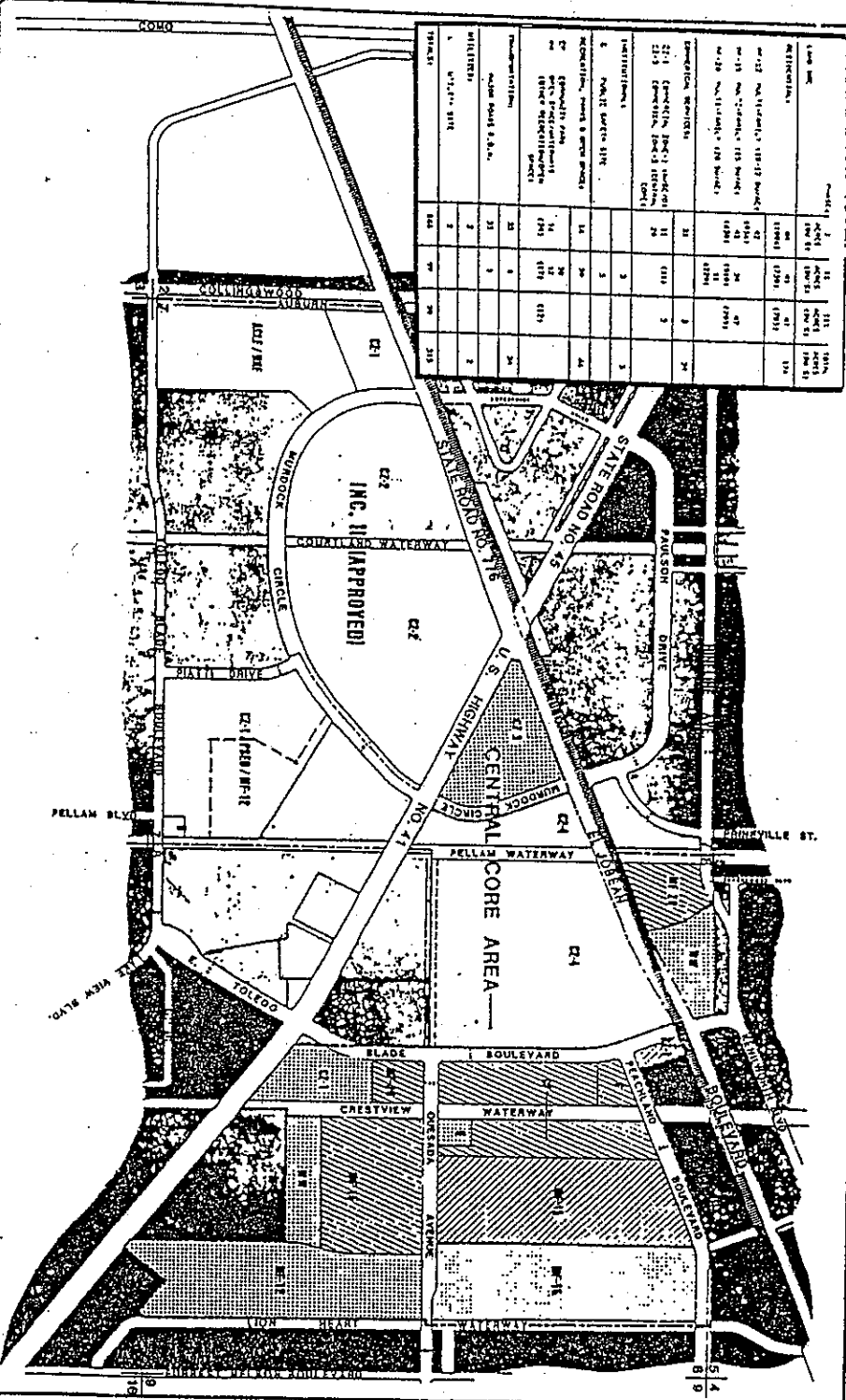
- 1. ROAD EASEMENTS
- 2. UTILITY EASEMENTS
- 3. EXISTING BUILDINGS AND STRUCTURES
- 4. EXISTING DRIVEWAYS
- 5. EXISTING DRIVEWAYS
- 6. EXISTING DRIVEWAYS

- 7. ROAD EASEMENTS
- 8. UTILITY EASEMENTS
- 9. EXISTING BUILDINGS AND STRUCTURES
- 10. EXISTING DRIVEWAYS
- 11. EXISTING DRIVEWAYS
- 12. EXISTING DRIVEWAYS

MAP  
H

Legend

Legend	Symbol	Area	Area	Area	Area	Area	Area
Lot Area	100	100	100	100	100	100	100
Waterway	100	100	100	100	100	100	100
Public Utility	100	100	100	100	100	100	100
Proposed	100	100	100	100	100	100	100
Existing	100	100	100	100	100	100	100
Other	100	100	100	100	100	100	100



**MURDOCK CENTER**  
AIDA: INCREMENT I  
MASTER PHASING PLAN

Legend

- UNAPPORTIONED
- PHASE I 85-98
- PHASE II 85-95
- PHASE III 85-94
- PHASE IV 85-93
- PHASE V 85-92
- PHASE VI 85-91
- PHASE VII 85-90
- PHASE VIII 85-89
- PHASE IX 85-88
- PHASE X 85-87
- PHASE XI 85-86
- PHASE XII 85-85
- PHASE XIII 85-84
- PHASE XIV 85-83
- PHASE XV 85-82
- PHASE XVI 85-81
- PHASE XVII 85-80
- PHASE XVIII 85-79
- PHASE XIX 85-78
- PHASE XX 85-77
- PHASE XXI 85-76
- PHASE XXII 85-75
- PHASE XXIII 85-74
- PHASE XXIV 85-73
- PHASE XXV 85-72
- PHASE XXVI 85-71
- PHASE XXVII 85-70
- PHASE XXVIII 85-69
- PHASE XXIX 85-68
- PHASE XXX 85-67
- PHASE XXXI 85-66
- PHASE XXXII 85-65
- PHASE XXXIII 85-64
- PHASE XXXIV 85-63
- PHASE XXXV 85-62
- PHASE XXXVI 85-61
- PHASE XXXVII 85-60
- PHASE XXXVIII 85-59
- PHASE XXXIX 85-58
- PHASE XL 85-57
- PHASE XLI 85-56
- PHASE XLII 85-55
- PHASE XLIII 85-54
- PHASE XLIV 85-53
- PHASE XLV 85-52
- PHASE XLVI 85-51
- PHASE XLVII 85-50
- PHASE XLVIII 85-49
- PHASE XLIX 85-48
- PHASE L 85-47
- PHASE LI 85-46
- PHASE LII 85-45
- PHASE LIII 85-44
- PHASE LIV 85-43
- PHASE LV 85-42
- PHASE LVI 85-41
- PHASE LVII 85-40
- PHASE LVIII 85-39
- PHASE LIX 85-38
- PHASE LX 85-37
- PHASE LXI 85-36
- PHASE LXII 85-35
- PHASE LXIII 85-34
- PHASE LXIV 85-33
- PHASE LXV 85-32
- PHASE LXVI 85-31
- PHASE LXVII 85-30
- PHASE LXVIII 85-29
- PHASE LXIX 85-28
- PHASE LXX 85-27
- PHASE LXXI 85-26
- PHASE LXXII 85-25
- PHASE LXXIII 85-24
- PHASE LXXIV 85-23
- PHASE LXXV 85-22
- PHASE LXXVI 85-21
- PHASE LXXVII 85-20
- PHASE LXXVIII 85-19
- PHASE LXXIX 85-18
- PHASE LXXX 85-17
- PHASE LXXXI 85-16
- PHASE LXXXII 85-15
- PHASE LXXXIII 85-14
- PHASE LXXXIV 85-13
- PHASE LXXXV 85-12
- PHASE LXXXVI 85-11
- PHASE LXXXVII 85-10
- PHASE LXXXVIII 85-9
- PHASE LXXXIX 85-8
- PHASE LXXXX 85-7
- PHASE LXXXXI 85-6
- PHASE LXXXXII 85-5
- PHASE LXXXXIII 85-4
- PHASE LXXXXIV 85-3
- PHASE LXXXXV 85-2
- PHASE LXXXXVI 85-1

NOTE: SEE EXHIBIT B-1 FOR PHASING PLAN

MAP H-2

EXHIBIT B-1

TABLE 12-2-1  
 PROPOSED LAND USES  
 (By Type, Acreage, and Phase of Increment [Development])  
 September 23, 1989

	PHASE I		PHASE II		PHASE III		TOTAL	
	Acres	[du/sf]	Acres	[du/sf]	Acres	[du/sf]	Acres	[du/sf]
<b>RESIDENTIAL:</b>								
NF-12 Multi-Family (12 du/acre)	42	456	0	0	0	0	42	456
NF-15 Multi-Family (15 du/acre)	42	630	34	510	47	705	123	1845
NF-20 Multi-Family (20 du/acre)	0	0	11	220	0	0	11	220
<b>COMMERCIAL:</b>								
CZ-1 Commercial Zone - 1	11		(11)		3		14	
Commercial Office		108,000		0		12,000		120,000
		0		0		0		0
CZ-3 Commercial Zone - 3	20		0		0		20	
Commercial Office		200,000		0		0		200,000
		0		0		0		0
<b>INSTITUTIONAL:</b>								
G Public Safety Site	0		3		0		3	
<b>RECREATION, PARKS &amp; OPEN SPACE:</b>								
CP Community Park	0		38		0		38	
NW Open Space/Waterways	16		12		0		28	
-- (Other Recreation/Open Space within Residential and Other Areas)	(24)		(17)		(12)			
<b>TRANSPORTATION:</b>								
-- Major Roads I.O.V.	33		1		0		34	
<b>UTILITIES:</b>								
U Utility Site	2		0		0		2	
	166 ac.		99 ac.		50 ac.		315 ac.	2521
								320,000

OR BOOK

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NOTES:  
 1) Number in parenthesis ( ) denote acreages of a particular item that is included under another item elsewhere in the table.  
 2) Part/totals have been rounded to assure general consistency.

EXHIBIT 6 - INCREMENT I PROPORTIONAL SHARE CALCULATION

REVISED 12-12-09

ROAD	SEGMENT	LENGTH (MILES)	1986 LANES	2005 LANES	COST OF IMPROVEMENT	PROJECT TRAFFIC	INCREMENT I COST SHARE	REMARKS
US 41	CO. LINE TO CORNELIUS	0.1	4	4	\$0	0.0230	\$0.00	
US 41	CORNELIUS TO TOL. BLD. N.	2.83	4	4	\$0	0.0507	\$0.00	
US 41	TOL. BLD. N. TO MUR. CIR. N.	0.7	4	6	\$1,147,241	0.0705	\$80,912.74	
US 41	MUR. CIR. N. TO SR 776	0.42	4	4	\$0	0.0856	\$0.00	
US 41	SR 776 TO MUR. CIR. S.	0.34	4	6	\$1,052,605	0.0932	\$98,087.58	ACTUAL COST
US 41	MUR. CIR. S. TO TOL. BLD. S.	0.49	4	6	\$831,839	0.0930	\$77,375.44	ACTUAL COST
US 41	TOL. BLD. S. TO FOR. NEL.	0.83	4	6	\$1,360,300	0.0800	\$108,882.86	
US 41	FOR. NEL. TO MIDWAY BLVD.	0.53	4	6	\$868,625	0.0565	\$49,099.33	
US 41	MIDWAY BLVD. TO OLEAN BLVD.	1.14	4	6	\$1,868,364	0.0397	\$74,129.82	
US 41	OLEAN BLVD. TO CONWAY BLVD.	1	4	6	\$1,638,916	0.0280	\$45,825.80	
US 41	CONWAY TO HARBORVIEW	1.2	4	6	\$1,966,699	0.0232	\$45,568.24	
US 41	HARBORVIEW TO KINGS HWY.	0.25	4	6	\$409,729	0.0181	\$7,400.45	
US 41	KINGS HWY. TO PEACE RIVER	0.75	4	6	\$1,229,187	0.0111	\$13,682.45	
EL JOBEAN	US 41 TO MUR. CIR. N.	0.34	0	4	\$437,400	0.1472	\$64,376.12	ACTUAL COST
EL JOBEAN	MUR. CIR. N. TO TOL. BLD.	0.5	0	4	\$1,638,916	0.2536	\$415,575.85	
EL JOBEAN	TOL. BLD. TO SANTA MARTA	0.75	0	4	\$2,458,374	0.0748	\$183,819.72	
EL JOBEAN	SANTA MARTA TO ALTWATER	0.66	0	2	\$1,081,685	0.0649	\$70,239.29	
EL JOBEAN	ALTWATER TO HILLSBOROUGH	1.13	0	2	\$1,851,975	0.0620	\$114,822.45	
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EXHIBIT 6 - INCREMENT I PROPORTIONAL SHARE CALCULATION

RAINTREE	H-BORO BLVD. TO PRICE	1.32	2	2	\$0	0.0970	\$0.00	
RAINTREE	COUNTY LINE I-LAND TO	1	2	2	\$0	0.0197	\$0.00	
HILLSBORO EXTENSION PEACHLAND	KINGS HWY. H-BORO EXT. TO HARBOR	2.67	2	2	\$0	0.0816	\$0.00	
PEACHLAND	HARBOR TO ATWATER	1.22	2	2	\$0	0.1750	\$0.00	
PEACHLAND	ATWATER TO FOR. NEL. TO TOL. BLD.	0.55	2	2	\$0	0.1680	\$0.00	
PEACHLAND	FOR. NEL. TO TOL. BLD. US 41 TO	0.79	0	2	\$1,294,744	0.3508	\$454,147.68	PIPELINED
SR 776	MUR. CIR. TO COLLINGSWOOD	0.41	2	4	\$683,248	0.0618	\$42,211.13	ACTUAL COST
SR 776	COLLINGSWOOD TO TOL. BLD. TO FLAMINGO	0.22	2	4	\$553,264	0.0479	\$26,526.36	ACTUAL COST
SR 776	TOL. BLD. TO FLAMINGO	0.39	2	4	\$639,177	0.0519	\$33,204.00	
SR 776	FLAMINGO TO CORNELIUS	0.6	2	4	\$983,350	0.0399	\$39,225.79	
SR 776	CORNELIUS TO JACOBS	1.75	2	4	\$2,868,103	0.0328	\$94,057.29	
SR 776	JACOBS TO MYAKKA RIVER	0.45	2	4	\$737,512	0.0208	\$15,310.77	
SR 776	MYAKKA RIVER BRIDGE	1.75	2	4	\$2,868,103	0.0173	\$49,709.16	
SR 776	MYAKKA RIVER TO SR 771	0.25	2	4	\$3,214,000	0.0175	\$56,156.85	
SR 776	MYAKKA RIVER TO SR 776	1.9	2	4	\$3,113,940	0.0172	\$53,578.65	
MURDOCK	PIANTT TO	0.53	0	4	\$726,035	0.0368	\$26,748.66	ACTUAL COST
MURDOCK	PIANTT TO US 41	0.35	2	4	\$431,435	0.1354	\$58,420.63	ACTUAL COST
MURDOCK	US 41 TO EL JOBEAN	0.25	0	4	\$310,966	0.4343	\$135,052.38	PIPELINED (2L)/
CIRCLE	PRINEVILLE TO	0.46	2	2	\$0	0.2087	\$0.00	ACTUAL COST

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TO BE COMPLETED



EXHIBIT 6 - INCREMENT I PROPORTIONAL SHARE CALCULATION

PAULSON	OVERBROOK TO US 41	0.23	2	2	\$0	0.0000	\$0.00
PAULSON	EL JOBEAN TO PRINEVILLE	0.1	2	4	\$163,892	0.2700	\$44,243.15
ENTERPRISE	US 41 TO SR 776	0.36	2	2	\$0	0.0309	\$0.00
PIATTI	MUR. CIR. TO TOL. BLD.	0.19	2	2	\$0	0.1290	\$0.00
TOLEDO BLD.	I-75 TO PRICE	2.2	2	4	\$3,605,615	0.0091	\$32,646.41
TOLEDO BLD.	PRICE TO HILLSBORO	2.8	2	4	\$4,588,965	0.0410	\$188,049.33
TOLEDO BLD.	HILLSBORO TO US 41	1	2	4	\$1,638,916	0.0527	\$86,330.86
TOLEDO BLD.	US 41 TO SR 776	0.73	2	2	\$0	0.0117	\$0.00
TOLEDO BLD.	SR 776 TO COLLINGSWOOD	0.57	2	2	\$0	0.0165	\$0.00
TOLEDO BLD.	COLLINGSWOOD TO PIATTI	0.66	2	2	\$0	0.0638	\$0.00
TOLEDO BLD.	PIATTI TO PELLAM	0.3	2	2	\$0	0.0592	\$0.00
TOLEDO BLD.	PELLAM TO LAKEVIEW	0.19	2	2	\$0	0.0621	\$0.00
TOLEDO BLD.	LAKEVIEW TO US 41	0.36	2	4	\$590,010	0.1249	\$73,698.61
TOLEDO BLD.	US 41 TO QUESADA	0.26	0	4	\$852,236	0.2708	\$230,825.39
TOLEDO BLD.	QUESADA TO PEACHLAND	0.36	0	2	\$590,010	0.0028	\$1,625.37
TOLEDO BLD.	PEACHLAND TO EL JOBEAN	0.11	0	2	\$180,281	0.2176	\$39,220.59
COLLINGS-	SR 776 TO TOL. BLD.	0.42	2	2	\$0	0.0000	\$0.00
COLLINGS-	TOL. BLD. TO WINTERGARDEN	1.06	2	2	\$0	0.0455	\$0.00
WOOD	WINTERGARDEN TO EDGEWALTER	1.01	2	2	\$0	0.0578	\$0.00

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EXHIBIT 6 - INCREMENT I PROPORTIONAL SHARE CALCULATION

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Location	TOL. BLD TO	0.39	2	2	\$0	0.0866	\$0.00
PELLAM	MORRISON TO EDGEWATER	1.7	2	2	\$0	0.0000	\$0.00
LAKEVIEW	TOL. BLD. TO ROCK CREEK	0.65	2	4	\$1,065,295	0.1162	\$123,736.62
LAKEVIEW	ROCK CREEK TO MIDWAY	0.59	2	2	\$0	0.0559	\$0.00
LAKEVIEW	MIDWAY TO EDGEWATER	1.15	2	2	\$0	0.0250	\$0.00
MIDWAY	LAKEVIEW TO EDGEWATER	1.26	2	2	\$0	0.0507	\$0.00
EDGEWATER	SR 776 FLAMINGO	2.75	0	2	\$4,507,019	0.0061	\$27,273.94
QUESADA	TOL. BLD. TO FOR. NELSON	0.64	0	2	\$1,048,906	0.1742	\$182,763.92
QUESADA	FOR. NEL. TO HINTON	0.84	2	2	\$0	0.1075	\$0.00
QUESADA	HINTON TO HARBOR	0.95	2	2	\$0	0.0524	\$0.00
ATWATER	HILLSBORO TO EL JOBEAN	0.57	2	4	\$934,182	0.0082	\$7,657.23
FORREST NEL. US 41 TO QUESADA		0.75	2	2	\$0	0.0605	\$0.00
FORREST NEL. QUESADA TO PEACHLAND		0.52	2	2	\$0	0.0773	\$0.00
FORREST NEL. PEACHLAND TO EL JOBEAN		0.38	0	2	\$622,788	0.0721	\$44,885.62
TERESA	EL JOBEAN TO HILLSBORO	0.89	2	2	\$0	0.0911	\$0.00
HILLSBORO	TOL. BLD. TO PRINEVILLE	1.46	2	2	\$0	0.0138	\$0.00
HILLSBORO	TERESA TO ATWATER	0.6	2	4	\$983,350	0.0459	\$45,133.68
PRINEVILLE	MUR. CIR. TO HILLSBORO	1.23	2	2	\$0	0.1716	\$0.00
PRINEVILLE	HILLSBORO TO PRICE	0.5	2	2	\$0	0.0814	\$0.00
KINGS HWY. PEACHLAND TO		0.2	2	8	\$983,350	0.0065	\$6,392.51

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EXHIBIT 6 - INCREMENT I PROPORTIONAL SHARE CALCULATION

KINGS HWY. I-75 TO COUNTY LINE 0.95 2 8 \$4,670,911 0.0057 \$26,794.50

TOTAL PROPORTIONAL SHARE \$3,792,317.10  
 LESS SITE RELATED \$135,052.38

LESS GAS TAX & LICENSE CREDITS (27.27%) \$3,657,264.71

PLUS SITE RELATED \$2,659,928.63  
 \$135,052.38

SUB TOTAL \$2,794,981.01  
 LESS PRIOR CONTRIBUTIONS \$21,600.00

NET INCREMENT I PROPORTIONAL SHARE \$2,773,381.01

EST. COST OF PIPELINED IMPROVEMENTS AS AGREED TO PREVIOUSLY \$2,591,339.00  
 (THIS INCLUDES ROW FOR TOL. BLD. AND PEACHLAND EXTENSIONS)

PLUS ROW FOR MUR. CIR. PIPELINE \$118,300.00

TOTAL PIPELINE COST (INCLUDING PROVISION OF ROW) \$2,709,639.00

ADDITIONAL AMOUNT OWED TO COUNTY BY GDC \$63,742.01

PAGE 200100 OR BOOK 770100