

R E S O L U T I O N

NUMBER 92-147

A RESOLUTION AMENDING THE MURDOCK CENTER INCREMENT I DEVELOPMENT ORDER AS REPRESENTED BY RESOLUTION 88-83, AS AMENDED BY RESOLUTIONS 88-280, 89-143 AND 89-368; FINDING THAT THIS AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION.

RECITALS

1. On June 14, 1988, the Charlotte County Board of County Commissioners passed and approved Resolution No. 88-83, constituting the Development Order for a development of regional impact (DRI) known as Murdock Center Increment I.

2. This Development Order, which contained the Increment I Conceptual Master Development Plan known as Map H and the Increment I Master Phasing Plan known as Map H-2, was amended by Resolutions 88-280, 89-143 and 89-368.

3. Atlantic Gulf Communities, Developer of the Murdock Center DRI, has requested that an additional amendment to the Development Order be considered by the Board of County Commissioners in order to add certain rights-of-way more particularly described on the attached Exhibit A.

4. A detailed flora and fauna survey for the 150-foot strip of land adjacent to the Pellam Waterway between the Quesada Avenue extension and the El Jobean right-of-way has been submitted to Charlotte County Planning Department and the appropriate state and federal agencies in order to rebut the presumption that this request would create a substantial deviation pursuant to Florida Statutes, Chapter 380.06(19)(e)3.

✓ MINUTES ✕

REC'D JUL 17 1992

Barbara E. North, Clerk of the Circuit Court - Charlotte County  
File Number: 92-178767 OR BOOK 1227 PAGE 1930  
Received: 07-17-92 04:34 P.M.

PLANNING DEPARTMENT  
BCC 2850  
VENTURA COUNTY

5. The Charlotte County Planning and Zoning Board has considered the requested amendment and has found that pursuant to Section 380.06(19) Florida Statutes, it does not constitute a substantial deviation.

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

6. That the Increment I Conceptual Master Development Plan Map H contained in Resolution 88-83, as revised by Resolutions 88-280, 89-143 and 89-368, is hereby deleted in its entirety, and is replaced with the revised Map H attached hereto as Exhibit B.

7. The Increment I Master Phasing Plan Map H-2 contained in Resolution 88-83 as revised by Resolution 89-368 is hereby deleted in its entirety, and is replaced with the revised Map H-2 attached hereto as Exhibit C.

8. The legal description included in the Increment I Development Order, Resolution 88-83, is hereby amended to add the 7.12 acres as described in the attached Exhibit A.

9. Pursuant to Section 380.06(19) the Charlotte County Board of County Commissioners has considered the above-referenced amendments and have determined that they do not constitute a substantial deviation to the conditions of the development order, as amended.

10. All other terms and conditions of the Development Order as amended which are not affected by this resolution shall remain unchanged and in full force and effect.

11. All requests to add certain rights-of-way shall be, at a minimum, in accordance with the terms of the Master Development Order condition contained in Resolution 87-48, Exhibit

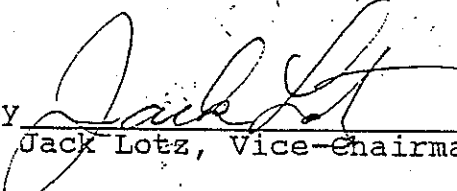
2, Section 6, Vegetation and Wildlife, Subpart A, Conditions for Development Approval and the Incremental Development Order conditions contained in Resolution 88-83, Exhibit 3, Section I, Vegetation and Wildlife.

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

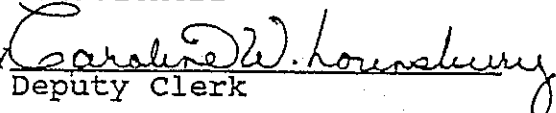
13. The Clerk of Circuit Court is hereby directed to forward a certified copy of this resolution and its attachments to Mr. Tom Beck, Bureau Chief, Florida Department of Community Affairs, 2740 Centerview Drive, Tallahassee, FL 32399-2100, and to Mr. Wayne E. Daltry, Executive Director, Southwest Florida Regional Planning Council, 4980 Bayline Drive, 4th Floor, North Fort Myers, FL 33918-3909.

PASSED AND DULY ADOPTED this <sup>th</sup> 14 day of July, 1992.

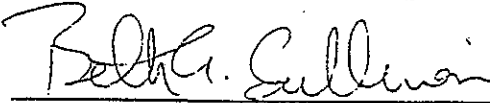
BOARD OF COUNTY COMMISSIONERS  
OF CHARLOTTE COUNTY, FLORIDA

By   
Jack Lotz, Vice-Chairman

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

By   
Deputy Clerk

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
Beth A. Sullivan  
Assistant County Attorney

a:\res\murdincl  
July 13, 1992 mj

ATLANTIC GULF COMMUNITIES

2601 SOUTH BAYSHORE DRIVE, MIAMI, FLORIDA 33133

LEGAL DESCRIPTION: (Quesada Avenue Right-of-Way)

A Portion of the Northwest 1/4 of Section 8, Township 40 South, Range 22 East, Charlotte County, Florida, being more particularly described as follows:

The South 30.00 feet of the Northwest 1/4 of said Section 8, lying West of the westerly Right-of-Way line of TOLEDO BLADE BOULEVARD as described in Official Records Book 1127 at Page 448 of the Public Records of Charlotte County, Florida, containing 1.29 acres, more or less.

LESS

The West 100.00 feet thereof.

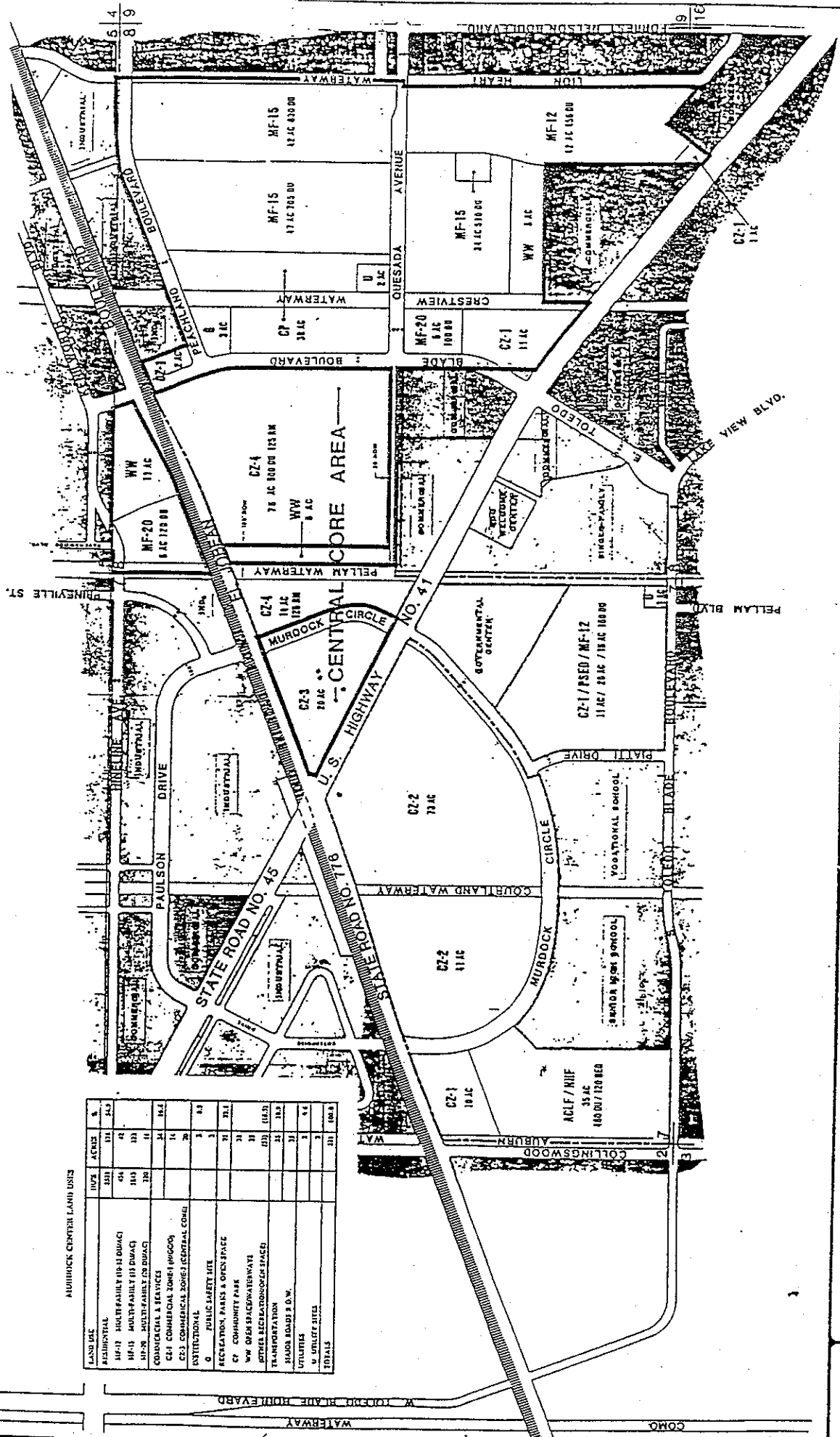
TOGETHER WITH

The East 150.00 feet of the West 250.00 feet of said Section 8, lying southerly of the former SEABOARD AIRLINE RAILROAD Right-of-Way and lying north and contiguous with the above described parcel, and containing 5.83 acres, more or less.

All of the above lands situate, lying and being in Charlotte County, Florida, and containing 7.12 acres, more or less.

All of the above subject to any Easements and/or Rights-of-Way of record.

OP BOOK 1227 PAGE 1933



MURDOCK CENTER LAND USES

LAND USE	TYPE	ACRES	%
RESIDENTIAL		131	42.1
MF-13 MULTI-FAMILY (10-12 UNITS)		64	20.2
MF-15 MULTI-FAMILY (13 UNITS)		103	32.9
MF-20 MULTI-FAMILY (20 UNITS)		102	32.8
COMMERCIAL & SERVICES		34	10.9
CZ-1 COMMERCIAL ZONE (10000)		11	3.5
CZ-3 COMMERCIAL ZONE (50000)		23	7.4
INSTITUTIONAL		3	0.9
0 PUBLIC SAFETY SITE		3	0.9
RECREATION PARKS & OPEN SPACE		31	9.8
CP COMMUNITY PARK		31	9.8
WV OPEN SPACE/WATERWAY		31	9.8
OTHER RECREATION SPACES		103	32.9
TRANSPORTATION		31	9.8
SHOULDER ROADS & D.W.		31	9.8
UTILITIES		3	0.9
0 UNLITE SITES		3	0.9
TOTALS		311	100.0

MAP  
H

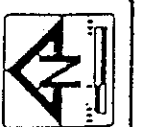
THIS NETWORK INDICATES FUTURE  
CORRIDORS. CURRENT STATUS MAY BE  
PLANNED OR UNPLANNED, CONSTRUCTED  
OR PLANNED.  
SEE ALSO AREA TABLE 12-1.

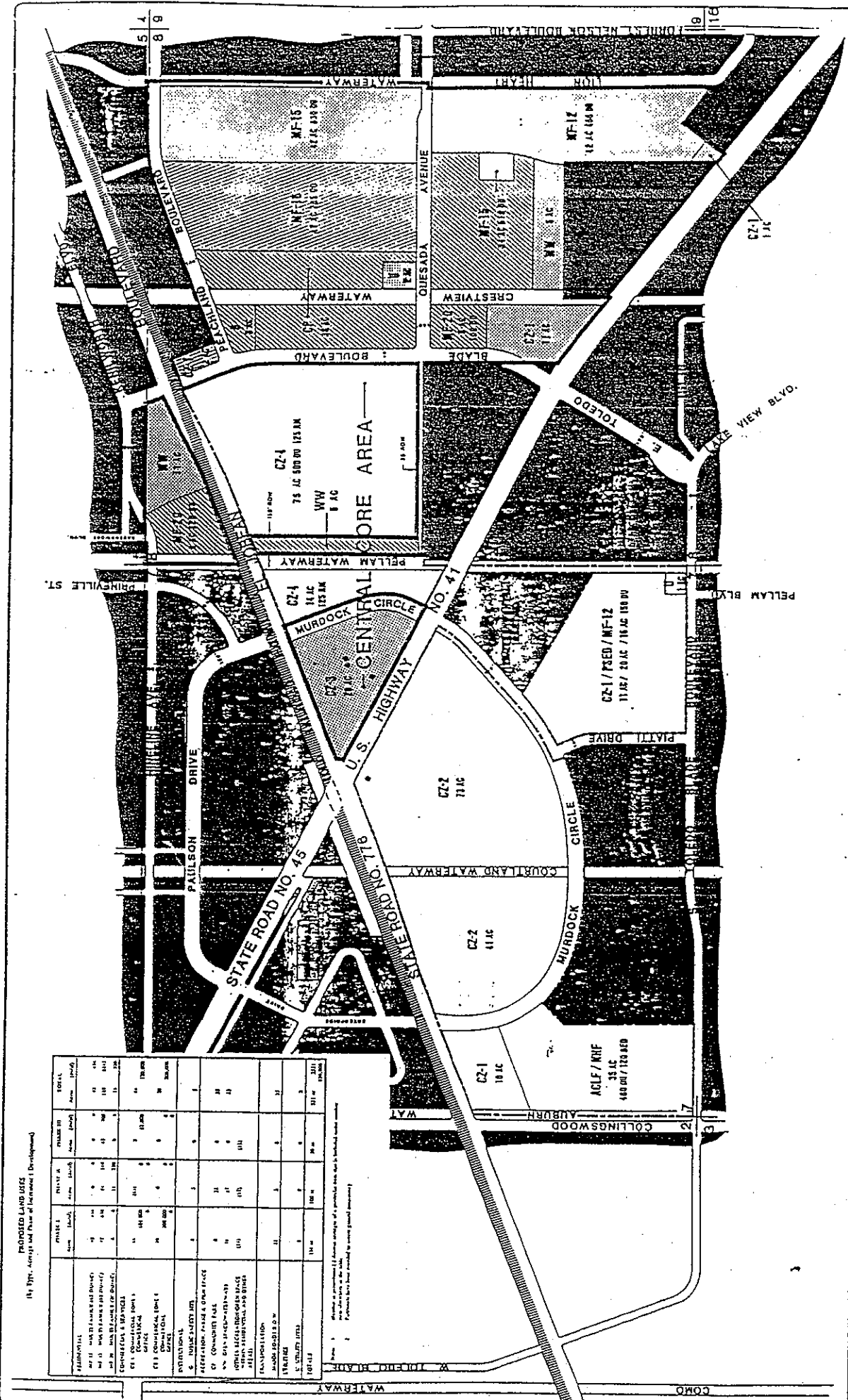
AREA BOUNDARY  
AIDA BOUNDARY  
SURROUNDING AREA (NOT INCLUDED)  
WITH EXISTING OR DESIGNATED LAND USE.  
WELL LOCATIONS

FORM NO. 1

General Development Corporation  
August, 1984  
Revision: April, 1984  
12, 14, 15, 16, 18, 1984

# MURDOCK CENTER AIDA-INCREMENT I CONCEPTUAL MASTER DEVELOPMENT PLAN





Proposed Land Use  
By Type, Acreage and Phase of Increment (Development)

Description	Phase I		Phase II		Phase III		Total	
	Acres	Units	Acres	Units	Acres	Units	Acres	Units
Commercial Office	100	100	100	100	100	100	300	300
Commercial Retail	50	50	50	50	50	50	150	150
Industrial	20	20	20	20	20	20	60	60
Residential	10	10	10	10	10	10	30	30
Public Use	5	5	5	5	5	5	15	15
Other	5	5	5	5	5	5	15	15
<b>Total</b>	<b>190</b>	<b>190</b>	<b>190</b>	<b>190</b>	<b>190</b>	<b>190</b>	<b>570</b>	<b>570</b>

## MURDOCK CENTER AIDA-INCREMENT I MASTER PHASING PLAN

General Development Corporation  
August, 1988  
Revised: April, 1988  
April, 1988  
Feb. 12, 1988

**MAP H-2**

THIS MAP SHOWS PROPOSED PHASES OF DEVELOPMENT AND PHASING OF THE PROJECT. CHANGES TO THIS MAP WILL BE MADE AS NECESSARY TO REFLECT DEVELOPMENT ACTIVITY.

PHASE I 85-90  
PHASE II 91-95  
PHASE III 96-100

AREA BOUNDARY  
AIDA BOUNDARY  
SURROUNDING AREA (NOT INCLUDED)  
WITH EXISTING OR DESIGNATED LAND USE.

WELL LOCATIONS