

High Bill

RESOLUTION
NUMBER 2003- 049

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BARBARA T. SCOTT, CLERK, CHARLOTTE CO
REC 24:00

A RESOLUTION AMENDING RESOLUTION 87-274, AS AMENDED, TO EXTEND THE BUILDOUT DATE FOR INCREMENT II OF THE MURDOCK CENTER DRI TO DECEMBER 30, 2005, FINDING THAT THE AMENDMENT DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION, AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on November 10, 1987, Charlotte County approved Resolution 87-274, the Murdock Center Increment II Development Order (hereinafter "the Development Order"); and

WHEREAS, the Increment II Development Order was amended by Charlotte County Resolution 88-281 on December 13, 1988. It was further amended by Resolution 93-67 on May 11, 1993, Resolution 96-1234A0 on December 17, 1996, and Resolution 2001-027 on February 13, 2001; and

WHEREAS, the Applicant, RealtiCorp, has requested that Charlotte County consider an additional amendment to the Development Order to provide an extension of the project's buildout date in accordance with the provisions of Section 380.06(19)(c), Florida Statutes; and

WHEREAS, the Board of County Commissioners of Charlotte County, Florida, has reviewed the amendment application in the form of a Notification of Proposed Change to a Previously Approved Development of Regional Impact submitted by the Applicant on January 7, 2003, and conducted a public hearing on even date herewith in accordance with Sections 380.06(19)(c) and (f), Florida Statutes, and finds that pursuant to Section 380.06(19), Florida Statutes, the application does not constitute a substantial deviation.

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

1. Resolution 87-274, as amended, be further amended as follows:
 - a. Section 7.2 of Resolution 87-274 is amended to read, in its entirety, as follows:
 - 7.2 Increment II is planned to extend for an eighteen (18) year period. Any further proposed extensions to the buildout date shall be reviewed cumulatively with the adopted extension pursuant to Section 380.06(19), Florida Statutes.

IMAGED L.T.

Minutes
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- b. Page 2.1 of Exhibit 2 of Resolution 87-274 is amended to reflect an eighteen (18) year buildout period. See Exhibit "A", Applicant Information and Development Summary, which shall replace the existing Applicant Information and Development Summary, at page 2.1 of Exhibit 2 to Resolution 87-274, as amended.
 - c. Page 2.4 of Exhibit 2 of Resolution 87-274 is amended to indicate a December 30, 2005, buildout date for Phase II. See Exhibit "B", Development Site Plan, which shall replace the existing Development Site Plan at page 2.4 of Exhibit 2 to Resolution 87-274, as amended.
 - d. Page 2.5 of Exhibit 2 of Resolution 87-274 is amended to indicate a December 30, 2005, buildout date for Phase II. See Exhibit "C", Development Schedule, which shall replace any existing Development Schedule at page 2.5 of Exhibit 2 to Resolution 87-274, as amended.
2. The amendment incorporated herein does not constitute a substantial deviation of the Development Order.
 3. All terms and conditions of the Development Order not affected by this resolution shall remain unchanged and in full force and effect.
 4. This resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 17th day of March, 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 Debbie J. Rice
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By Renee E. Bast
Renee Francis Lee, County Attorney

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EXHIBIT "A"

APPLICANT INFORMATION AND DEVELOPMENT SUMMARY

Applicant Information

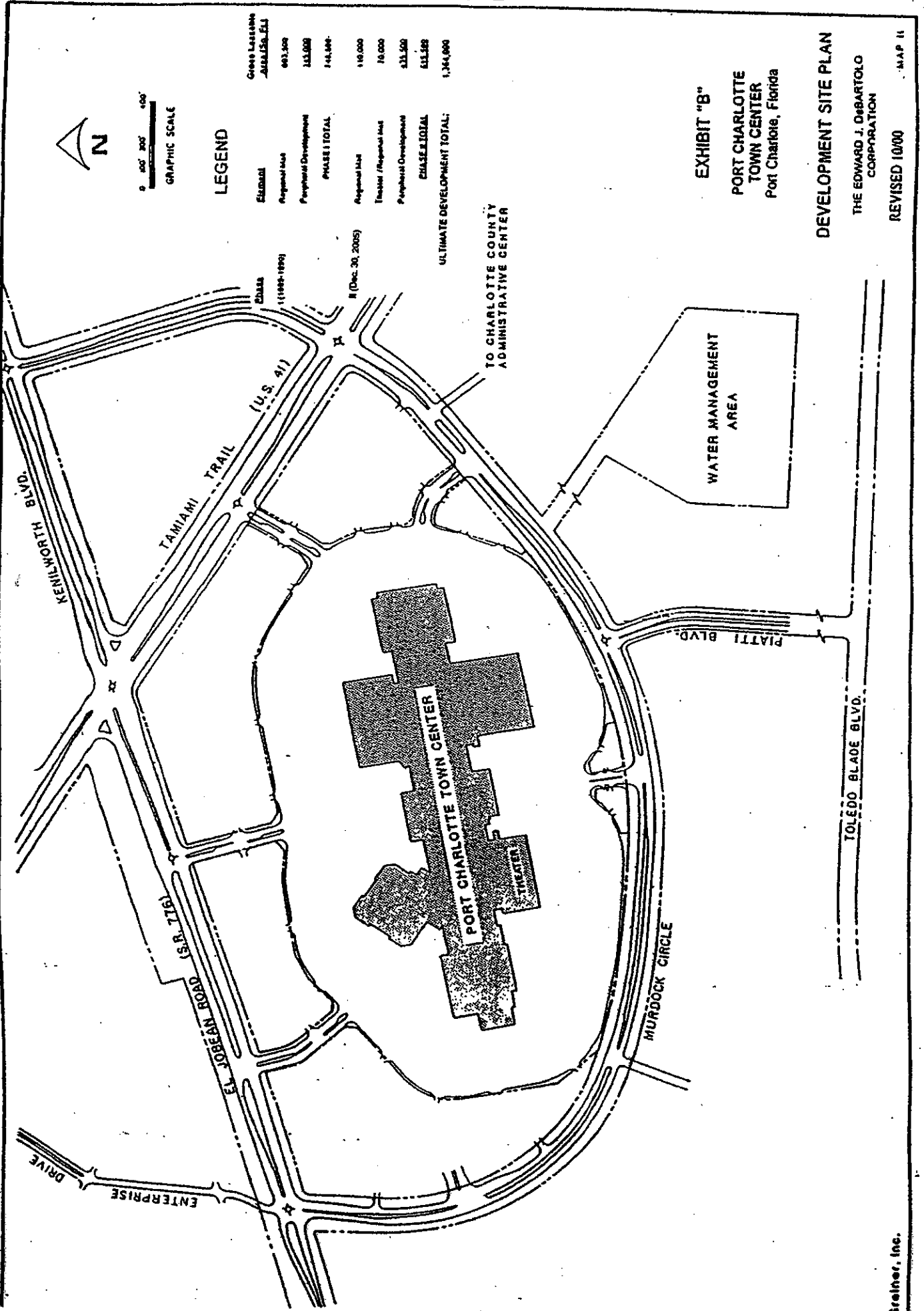
Project:	Port Charlotte Town Center Murdock Center Increment II
Applicant:	Dick A. Greco, Vice President Edward J. DeBartolo Corporation 7620 Market Street Youngstown, Ohio 44512-6085
Date on which DRI-AIDA received:	June 5, 1987
Date on which DRI-AIDA elected not to supply further information:	August 26, 1987
Date Supplemental Information Submitted:	August 31, 1987
Date on which local public hearing notice was received:	September 3, 1987
County Public Hearing Date:	November 10, 1987
Type of Development:	Regional Mall
Location of Development:	Charlotte County, Florida
DRI Threshold:	400,000 gross square feet/ 40 acres/2,500 parking spaces

**DEVELOPMENT SUMMARY
(Upon Completion)**

Regional Mall and Peripheral Commercial:	1,294,000 gross leasable sq. ft.
Multi-Screen Theater/Regional Mall:	70,000 gross leasable sq. ft. (16 screens, 3,300 seats)
Total Development Area:	1,364,000 gross leasable sq. ft.
Total Acres:	132.4 acres
Water Management:	14.40 acres
Estimated Average Potable Water Demand:*	179,000 gallons per day
Estimated Average Non-Potable Water Demand:*	98,000 gallons per day
Estimated Solid Waste Generation:*	7.00 tons per day
Regional Roads Impacted:	S.R. 776, U.S. 41 & Toledo Blade Blvd.
Project Construction Period:	18 years 1987 - December 30, 2005 in 2 phases

* At Buildout

Exhibit "B"



GROSS LEASING AREA ANALYSIS, FLI	
Site Area	963,500
Permitted Development	111,000
PHASE I TOTAL	114,000
Permitted Area	110,000
Theater / Permitted Area	10,000
Permitted Development	131,500
CHASE TOTAL	131,500
ULTIMATE DEVELOPMENT TOTAL:	1,344,000

EXHIBIT "B"
PORT CHARLOTTE TOWN CENTER
 Port Charlotte, Florida

DEVELOPMENT SITE PLAN
 THE EDWARD J. DEBARTOLO CORPORATION
 REVISED 10/00 MAP 11

EXHIBIT "C"

DEVELOPMENT SCHEDULE

<u>Phase</u>	<u>Element</u>	<u>Gross Leasable Area (Square Feet)</u>
I (1989/1990)	Regional Mall	603,500
	Peripheral Development	<u>145,000</u>
	Phase I Total:	748,500
II (Dec. 30, 2005)	Regional Mall	110,000
	Theater/Regional Mall	70,000
	Peripheral Development	<u>435,500</u>
	Phase II Total:	615,500
	<u>Ultimate Development Total</u>	<u>1,364,000</u>