

BOARD OF COUNTY COMMISSIONERS

DECEMBER 17, 2019

A Board Workshop was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Truex, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Tiseo. Also in attendance were: County Administrator Sandrock, County Attorney Knowlton, Finance Director Gervais (Arrived at 10:34 am), Internal Audit Director Revallo (Departed at 10:34 am), and Minutes Clerk Light. The following members were absent: None

The Meeting was called to order at 9:00 am, followed by the Pledge of Allegiance.

County Administrator Sandrock gave a brief overview of the Agenda.

1. Economic Development Director - Comments

Dave Gammon, Economic Development Director commented on Wall Street Journal article, Baby Boomers, housing, property, future generations, urban lifestyle, Junior Leadership Charlotte, Metropolitan Planning Organization (MPO), and Economic Development Director comments.

Commissioner Constance discussed Economic Development Director Workshop Comments, demographic, population curve, Generation X, Boomers, and Millennials.

2. Regulation of Chickens in Residential Areas

Shaun Cullinan, Planning and Zoning Official gave a brief overview of Urban Chicken Keeping Regulations, Current Regulations, Reason for Discussion, What do our neighbors do, Possible Options, Internal Experts, and responded to Board inquiries.

Chair Truex discussed email, protections, parasites, infestation, best practices, by-right, predators, pets, Public Safety, guidelines, setbacks, coops, hen types, layers, City of Fort Myers, permit process, repercussions, burden, and training certificate. **Commissioner Constance** mentioned neighboring Counties, by-right, complaint profile, health issue, home use, sunset, City of Fort Myers permits issued, and requested spreadsheet. **Commissioner Deutsch** noted informal polling, disease, complaints, noise, odor, predators, lot size, setbacks, rodents, insects, special exception, and guidelines. **Commissioner Doherty** spoke to neighboring communities, City of North Port, complaints, by-right, property, uses, special exception, standards, public hearing process, adjacent property owners, conditional use, lot sizes, predators, disease, deed restricted communities, next steps, draft Ordinance, standards, processes, and structures. **Commissioner Tiseo** commented on neighboring Counties, disease, code compliance, complaints, Sarasota Ordinance sunset provision, lot size, roosters, coops, Board of Zoning Appeals (BZA), special exception, by-right, square footage recommendations, health outbreaks, setback rules, predators, staff time, and costs.

Beth Carey-Kovach, Biological Specialist responded to infestation, mites, housekeeping, disease monitoring, coops, and dead end host.

Ralph Mitchell, County Extension Director/Horticulture Agent replied to predators, University of Florida, Institute of Food and Agricultural Services (UF/IFAS) website, backyard poultry, pet levels, waste, class, outreach, Ordinance, parasites, mites, lice, hens, protection, monitoring, layers, broilers, processing, education, and training certificate.

Holly Bates, Poultry Hobbyist interjected on adequate coops.

3. Affordable Housing Task Force

Carrie Walsh, Human Services Director gave a brief overview of Workshop Discussion, Board Bold Goal: Add 3,650 Affordable Housing Units by 2024, Affordable Housing Toolkit, Strategic Goal: Affordable Housing, Aligning Strategies, Charlotte H.O.M.E Incentive Program for Developers of Affordable Housing, Charlotte H.O.M.E - Goals, Charlotte H.O.M.E., Program Requirements: General, Program Requirements: Rental, Scoring Factors, Recommendations and Opportunities, Trust Fund: Offsetting Costs, Self-sufficiency and Housing Stability, Possibilities, and responded to Board inquiries.

Colleen Turner, Human Services Manager gave a brief overview of Affordable Housing Advisory Committee Recommendations, Family Housing Assistance Program, and responded to Board inquiries.

Chair Truex discussed industry, affordable housing, permits, fund, policies, growth cycles, Trust Fund, Housing and Urban Development (HUD), housing proximity, county needs, West County parcel, incentives, Bachmann Tract, Tampa Housing Authority, Sadowski Fund, Habitat for Humanity, private sector, North Port, Lee County, cost factors, and flexibility. **Commissioner Constance** mentioned responsibility, Miami Herald article, Federal Government, HUD, funding, regulatory agencies, Congressman Greg Steube, Board Bold Goal: Add 3,650 Affordable Housing Units by 2024, roommate matching, X Miami Apartments, family structure, Habitat for Humanity, North Port, and cost of living. **Commissioner Deutsch** noted incentives, payback, units, commercial, residential, Sibley Bay property, Habitat for Humanity, duplexes, maintenance and operation, public housing, Section 8, HUD, Parkside, and funding. **Commissioner Doherty** spoke to model, affordable workforce housing, funding, and Trust Fund. **Commissioner Tiseo** commented on Trust Fund, affordable housing, surplus land sales, funding, cost, utilities fees, Charlotte Harbor Community Redevelopment Agency (CRA) sunset, ad valorem, General Fund, Parkside CRA tax increment financing (TIF), Sunseeker, Economic Development Fund, impact fee waiver, implementation rule, Sadowski Fund, Board Bold Goal: Add 3,650 Affordable Housing Units by 2024, Florida Finance Corporation, tax revenue, Self-sufficiency and Housing Stability, and Possibilities.

Denise Thomas, Manatee County Housing and Development Manager discussed impact fees, funds, School Board, affordable housing, Livable Manatee, requirements, mixed income projects, affordability, return on investment (ROI), Land Use Restriction Agreement, Local Housing Assistance Plan, rentals, tax credit projects, community land trust, options, surplus property, transportation, services, and cost effectiveness.

(Consensus: To continue to develop Charlotte Home framework and the structure around that, which would include the percentage of or waiver of impact fees for those 3,650 units and when those units are looking for additional incentives, possibly through a trust fund, that that would come back before the board. Along with scoring factors, flexibility, and options.)

4. Community Development - Planning Update

Mr. Cullinan gave a brief overview of Purpose of Discussion, Why do we want to do this, Mixed Use Zoning Designation, Discussion Points, Next Steps, Missing Middle Housing, What can it look like, Current Regulations, Current Inventory, Open-Air Storage, and responded to Board inquiries.

Chair Truex mentioned redevelopment, Parkside, green space, affordable housing units, incentives, height, by-right, Planned Development process, housing change, youth, business, jobs, tax base, Rotonda area, Discussion Points, kitchens, impervious, and deed restricted neighborhoods. **Commissioner Constance** noted Mixed Use Zoning Designation, Sunloft Center, incentives, height, affordable housing, location, Discussion Points, tiny homes, neighboring Counties, storage differences, and impervious. **Commissioner Deutsch** spoke to model, Sibley Bay, height, water proximity, urbanization, transportation, small houses, El Jobean, screening, and community integrity. **Commissioner Doherty** commented on

model, Charlotte Harbor, zoning, adverse impact minimization, stormwater, and impervious paving. Commissioner Tiseo discussed height, incentive strategy, Charlotte Harbor CRA, storage, deed-restricted areas, code compliance, safety, impervious, paving, buffers, and enhancements.

Claire Jubb, Community Development Director mentioned Charlotte Harbor code, by-right, zoning, State discussion, and storage lots.

(Consensus: To move ahead to develop mixed use zoning designation.)

(Consensus: To continue to develop the concept of multi-family structures in residential single family zoning districts.)

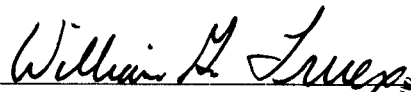
AA. County Administrator - None

BB. County Attorney - None

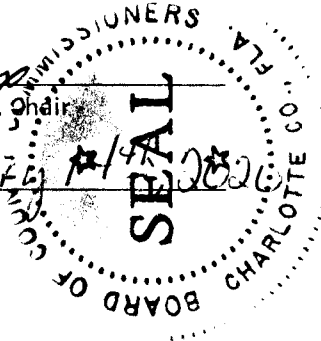
CC. Commissioner Comments

Chair Truex spoke to State Road 31 roundabout, Board meeting, Army Corps Colonel meeting, and beach management and perpetuity. Commissioner Constance commented on County Road (CR) 74, safety, and State Road 31 signal and roundabout. Commissioner Doherty mentioned CR 74 and Harborview Road. Commissioner Tiseo noted MPO, Burnt Store Road, trip money, CR 74, road widening, and State Road 31 four-lane roundabout.

ADJOURNED: 12:01 pm


William G. Truex, Chair

DATE ADOPTED: January 14, 2020



ATTEST:

ROGER D. EATON, CLERK
OF THE CIRCUIT COURT AND
EX-OFFICIO OF THE BOARD
OF COUNTY COMMISSIONERS

By: 
Deputy Clerk