

**MINUTES - Corrected**  
REGULAR MEETING  
CHARLOTTE HARBOR  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE  
**Friday, May 8, 2009 – 1:30 p.m.**  
County Administration Building – Room B-106  
18500 Murdock Circle, Port Charlotte, FL 33948

**Members Present**

James Herston, *Chairman*  
Michael Haymans, *Vice Chairman*  
Grace Amodeo, *Secretary*  
Evelyn Loeffler  
David Schmidt  
Charlotte Ventola

**Staff Present**

~~Derek Rooney, Assistant County Attorney~~  
Debrah Forester, Redevelopment Manager  
Seann Smith, Planner II  
Nicole Dozier, Zoning Official  
Kathy M. Knee, Recorder

**Members Absent**

Nathaniel Cooley

**Guests**

Delmar Wooden, Cassandra Wooden, Jerry Dupper,  
Nancy Overman, Cheryl Wynn

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**I. Call to Order**

Chairman Herston called the May 8, 2009 special meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 1:39 p.m. in Room B-106 of the Charlotte County Administration Building.

**II. Pledge of Allegiance**

Chairman Herston led the members and the audience in reciting the Pledge of Allegiance.

**III. Roll Call/Determination of Quorum**

Roll call was taken; Secretary Grace Amodeo confirmed a quorum was present.

Chairman Herston noted that there would be Public Comment toward the end of the meeting but would also allow Public Comment at this point in the meeting because a few guests would not be able to stay until the end of the meeting.

Delmar Wooden read a memo he wrote to Charlotte Harbor CRA Advisory Committee, which was distributed. To summarize, it may be better to improve what currently exists in Charlotte Harbor instead of turning the area over to commercialism.

Cassandra Wooden read a petition that is being circulated around the Charlotte Harbor CRA requesting that no zoning changes be made in the CRA.

**IV. Summary of April 16 Workshop** – Debrah Forester mentioned that it seems the Committee has reached the point where it can start to break down its tasks into smaller pieces. Ms. Forester recommended that the different sections of the CRA be reviewed and determined how recommended uses will fit in the provisions of the Redevelopment Plan, the Future Land Use Element/Comp Plan and the Zoning Code.

Charlotte Ventola noted that she reviewed the workshop summary, deleted comments that were not relative to intent and found the groups were not in agreement on issues. Ms. Ventola added that she feels that drainage is a big issue that needs to be tackled at this time.

**V. Current Land Use Designations**

Debrah Forester pointed out the different districts of Charlotte Harbor CRA: US 41 Gateway, Charlotte Harbor Neighborhood and Melbourne.

✓ Neighborhood Business Residential – Debrah Forester mentioned that the NBR designation is found in the US 41 Gateway District. She read the boundaries of this

district as well as its goal from the Redevelopment Plan. Ms. Forester reviewed the provisions as contained in the Comp Plan – Object 2.3 which allows for low intensity commercial opportunities for the neighborhood, such as small restaurants, special shops and professional offices. Discussion followed regarding the 80/20 ratio put on commercial and residential uses of the entire area. A question was brought up as to whether each site needed to include both a commercial and a residential area and if they need to be on separate floors. Discussion continued regarding the commercial/residential mixture, live/work opportunities and zoning in general.

Seann Smith mentioned the overall rewrite of the Land Development Regulations and noted that it was suggested that certain uses be standardized to improve clarity. Mr. Smith prepared a spreadsheet which he hoped would start discussion. The spreadsheet includes three categories: Permitted, Permitted with Conditions and Special Exception. The category Permitted with Conditions allows for input by the Committee, i.e., decide on conditions and anyone requesting a permit would need to meet those conditions. Nicole Dozier explained that NBR includes residences and mom and pop type commercial zoning. Ms Dozier noted that the Committee seems to be talking about using NBR more as Mixed Use. Mixed Use allows for broader commercial uses. Bed and breakfast facilities and parking was discussed.

Debrah Forester stated that she was not expecting decisions today but would like guidance as to whether or not staff was on the right track: is boundary correct, is expansion needed, are there too many hurdles to obtain a permit and are uses adequately defined for the vision of the community. Mike Haymans commented that he thought staff was identifying the areas of concern, pointing out issues that should be addressed and keeping the Committee focused. Mr. Haymans personal thoughts included: 1) look at the spatial aspect of the NBR because it seemed to be a strong issue at the workshop; 2) address whether ratio is site specific or area wide, have relief from the ratio and criteria for relief; 3) are uses identified adequate for the vision of the community; 4) Coastal Residential should be looked at to determine if there is relief for bed and breakfasts. He does not want to change Coastal Residential to Commercial but thinks some uses can work and still leave Residential as the primary zoning designation. He suggests that the project be approached with the overall area in mind. Discussion followed with regard to owner input. Charlotte Ventola indicated she would like to see clean lines which designate zoning boundaries. Debrah Forester asked if staff should look at anything North of Seneca, any proposed implications that would be for changes to future land use or zoning designation and if Committee wanted to be proactive. There was Committee agreement to tighten up the zoning component and the 80/20 ratio and not change placement.

Before leaving the meeting, Mike Haymans stated that Debrah Forester has done a great job with her work for the Committee and throughout the state in redevelopment. Mr. Haymans mentioned that he spoke to Commissioner Loftus but was unable to change his mind. Mr. Haymans mentioned the petition that is circulating to secure Debrah's [petition position](#) and asked the Committee to reach out to the commissioners. The room applauded his statement.

- ✓ Coastal Residential - Debrah Forester mentioned that the Coast Residential designation is found in the Charlotte Harbor Neighborhood District and read the boundaries and goals as written in the Redevelopment Plan (Scenic Avenue should actually be Seneca). This area contains Bayshore Live Oak Park. Ms. Forester reviewed Comp Plan – Object 2.3 and noted that Coastal Residential is silent. With regard to Zoning, multi-family is not allowed but there are currently a few non-conforming units in the area. Charlotte Ventola stated that the non-conforming structures are able to remain, rebuild and renovate as long as they stay within the original footprint. Discussion followed regarding non-conforming uses

and grandfathering, vacated non-conforming units and density units. It was noted by Nicole Dozier that CRA policies may differ from general County policies.

Seann Smith highlighted the following uses for discussion:

- Vocational, trade or business school is Permitted with Conditions – art and music instruction.
- Adult group living designation is a murky designation; it has Residential aspects but is looked at as Commercial.

Discussion followed regarding the designation of CR vs. Residential as well as Adult Congregate Living. Special exceptions were discussed to determine if adult or child care use needs to change to Permitted with Conditions. Consensus was that no changes are needed at this time.

- ✓ Commercial – Debrah Forester mentioned that the River Walk District has the potential to capitalize on various commercial uses. Ms. Forester described the area and its goals per the Redevelopment Plan and referred to the Comp Plan listing for Commercial Tourist. Ms. Forester stated that the zoning map contains various designations. Brief discussion resulted in no changes at this time.

Debrah Forester summarized that the NBR designation seems to be the only one that need further review. Some areas may need to be reviewed parcel by parcel, entry points to neighborhood should be determined and how commercial area impacts the entry points should be discussed.

## **VI. Public Comments**

Jerry Dupper, Charlotte Harbor property owner, asked that the Committee keep its original vision in mind as mentioned in the Redevelopment Plan currently in place. Mr. Dupper stated the majority of people at the Workshop seemed to think no rezoning should be done unless the zoning for the entire area was reviewed. He recommended that each zoning designation be defined so everyone knows what can and can't be done. Mr. Dupper reminded those present that the Bayshore Park was planned to be a passive park not an event oriented park and the current parking was designed for the passive use. Mr. Dupper suggested that future plans be reviewed carefully, goals should be reread; change as needed but do not rush.

Nancy Overman, owner of a small parcel used for a concrete statue business – originally zoned CI, now NBR. Mrs. Overman and her husband are trying to sell the property but are having trouble because it is too small for a residential structure. Staff recommended that the Overman's talk with Nicole Dozier, who left meeting prior to Public Comment. Discussion regarding grandfathering followed and the question was asked if the grandfathering issue was written somewhere that can be read. Jim Herston noted that 2006-076 the Disaster Recovery Ordinance for Charlotte Harbor may be helpful.

Cheryl Wynn talked about her property and shared zoning issues she is facing, some of her lots are zoned NBR others in the same area Coastal Residential. Ms. Wynn suggested that property owners unite and do something that will benefit the whole area and make the entire area more profitable, such as working with homeowner to spruce up the outside of their properties with grant money. Ms. Wynn mentioned that she e-mailed to BCC regarding the newspaper article referencing the Redevelopment Manager and distributed a copy of her letter to Committee.

Debrah Forester stated that the façade grant is still available and explained the program to Committee and guests. A painting program was discussed.

Evelyn Loeffler said she was concerned about the zoning on Seneca and asked how the Committee could help the community. Ms. Loeffler also requested that the Committee do

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something about retaining Debrah Forester's position and added the volunteer board cannot do all that is needed to be done without Ms. Forester's assistance. Discussion followed regarding the payment of Debrah Forester's salary.

**A motion was presented by Jim Herston and seconded by David Schmidt to adopt a Resolution which would be sent to the BCC stating that Debrah Forester's position is absolutely necessary for the operation of the Charlotte Harbor CRA and the Advisory Committee is willing to pay 50% of her wages. Motion carried unanimously 5-0.**

**VII. Next Meeting Date**

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Thursday, May 28, 2009 at 10 a.m. in Room 119 of the Charlotte County Administration Center.**

**VIII. Adjournment**

There being no further business, the meeting **ADJOURNED** at 5:09 p.m.

Respectfully submitted,

Kathy M. Knee, Recorder

/kmk

Approved: \_\_\_\_\_ 05/28/09