

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Thursday, June 25, 2009 – 10:00 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

(These minutes are not official until they have been approved by the Charlotte Harbor CRA Advisory Committee.)

Members Present

Michael Haymans, *Vice Chairman*
Grace Amodeo, *Secretary*
Nathaniel Cooley
Evelyn Loeffler
Charlotte Ventola

Staff Present

Commissioner Richard Loftus
Debrah Forester, *Redevelopment Manager*
Seann Smith, *Planner II*
Kathy M. Knee, *Recorder*

Members Absent (Excused)

James Herston, *Chairman*
David Schmidt

Guests

Gary Bayne, *Southwest Engineering*
Peter VanBuskirk, *Kimley Horn*

I. Call to Order

Vice Chair Haymans called the June 25, 2009 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:00 a.m. in Room 119 of the Charlotte County Administration Building.

II. Pledge of Allegiance

Vice Chair Haymans 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.

IV. Additions/Deletions to Agenda

Vice Chair Haymans mentioned that Nicole Dozier will discuss landscaping issues upon her arrival.

V. Approval of Minutes

A motion was presented by Grace Amodeo and seconded by Nat Cooley to approve the Minutes of the May 28, 2009 Regular Meeting and the June 10, 2009 Special Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee with the following corrections:

May 28, 2009: Charlotte Ventola mentioned it was not necessary to revise the Minutes but would like it noted that under **New Business**, the last two items, **Design Services** and **Utility Connection Grant Program**, were tabled without a motion.

June 10, 2009: Ms. Ventola requested that at Item IV, paragraph 2, second sentence the word “the” (...for “the” more parks...) be deleted so it would read “for more parks”. Grace Amodeo requested that at Item IX the word “it” be clarified. Debrah Forester advised that the Agenda did not include the item, **Committee Comments**; Mr. Haymans had requested the **Committee Comments** be added. “It” refers to the Agenda Item **Committee Comments**. Item IX will be revised to read: (Mr. Haymans noted that **Committee Comment** was not on the Agenda and requested it be added.)

Motion carried unanimously.

VI. Commissioner Comments - Commissioner Loftus not present at this time.

VII. Public Comments – None.

VIII. Development Review Report

Vice Chair Haymans introduced Gary Bayne, Southwest Engineering & Design, who reported on Bimmel, LLC's proposed medical facility which would be located at the Hog Body Restaurant location. The existing building will be demolished. Debrah Forester and Seann Smith noted that the project meets architectural standards. Ms. Forester questioned the orientation of the building (the side of the building would be facing 41) and suggested the applicant include a sidewalk. Mr. Bayne thought the sidewalk might be acceptable and asked if the Committee could include their suggestions in a letter.

A motion was presented by Evelyn Loeffler and seconded by Grace Amodeo to approve the Bimmel, LLC proposed medical facility with the suggestions that DRC look at a pedestrian connection and the orientation of the building. Motion carried unanimously.

IX. Old Business

Gateway Project – Harbor Walk Phase 1: Updated versions of the Gateway Harbor Walk plans were distributed which included changes discussed at last month's meeting. Peter VanBuskirk from Kimley-Horn reviewed the revisions of the plans and summarized what would be included in Phase I. Discussion followed and included:

- Confirmation that the restrooms are within 500 feet of the activity area.
- Water depth; Evelyn Loeffler suggested that Kimley Horn speak with Captain Louie Desquin; Phone: 941.380.6814.

Charlotte Ventola advised that she believes this project is in conflict with the County's proposed future land use as set forth in the Coastal Management Element, Objective 4 - public expenditures in high hazard areas; she added that this project has expanded far beyond original plan. Mike Haymans mentioned that there should be exceptions allowed in comp plan and if not an exception should be included to recognize appropriate public expenditures to promote waterside recreation. There are policies in the existing plan that promote waterside recreation.

A motion was presented by Nat Cooley and seconded by Evelyn Loeffler to approve Kimley-Horn moving forward on the concept plan presented today with a recommendation they first verify the restrooms conform to all regulations of the ADA, the County and the Florida Building Code. Motion carried 4:1; Charlotte Ventola opposing.

Debrah Forester advised that the Kimley-Horn Concept Plan for Phase 1 will be placed on the July 14 BCC Agenda. A reminder will be sent to Committee members should they wish to attend and speak before the BCC.

Mr. VanBuskirk advised he meet with the Army Corps of Engineers and it may be necessary to get the seawall permit during Phase 1. An additional cost of \$10,000-70,000 will be required. Vice Chair Haymans advised that this discussion needs to be with the County Attorney.

Southwest Florida Watershed Management Plan – A Draft Amendment Agreement, labeled Attachment A, was distributed to Committee Members. Debrah Forester mentioned that at a previous meeting Joann Vernon from Public Works advised the Committee of the need to extend the agreement in order to secure funding due to revisions made by the Southwest Florida Water Management District. This item will be on the BCC Agenda on July 14.

A motion was presented by Charlotte Ventola and seconded by Grace Amodeo to approve the Second Amendment to Agreement between Southwest Florida Water Management District and Charlotte County for the Charlotte Harbor Redevelopment Area Watershed Management Plan. The motion carried unanimously.

The 2009 Work Plan Update was distributed to Committee Members for informational purposes and labeled Attachment B. The Plan was updated based on input from the Special Meeting on June 10.

X. New Business

Grant Opportunities - Debrah Forester reported that economic stimulus grants are becoming available through the federal government and are being reviewed by County staff.

- A Tiger Grant directed toward transportation and geared toward large scale projects, \$20M plus, with some exceptions. Ms. Forester suggested the Melbourne bridge replacement and the Gateway Harbor Walk component be bundled for a total project of about \$1.8M. The property meets required criteria: livability, sustainability and improving potential for multi modal transportation opportunities.

Ms. Forester mentioned that staff is just reviewing grants to identifying projects that could be eligible. Staff suggestions will need to be vetted through the County system and only selected projects will be brought forward. This could be an opportunity for Charlotte Harbor and if approved details will follow.

- Energy Efficiency and Conservation Block Grant Program addresses ways to reduce energy use and carbon footprint. This program may be able to help offset the cost of adding solar features to the Gateway project, such as solar lights for streets and parking lots, solar panels over parking spaces to generate additional electric to neutralize site from energy costs or even sell back energy to FPL and future plug in of electric vehicles.
- Weatherization Program would assist in funding existing residential buildings within Charlotte Harbor to help reduce energy costs, such as energy star appliances, weatherization and new windows. This program could be in partnership with other County departments or specific to Charlotte Harbor.

The consensus of the Committee was favorable toward exploring details of these opportunities. Ms. Forester will prepare a list of components and costs prior to next meeting.

Residential Rehabilitation Incentive Program - A draft outline of a possible incentive program, labeled Attachment C, was distributed to Committee Members. Debrah Forester mentioned that the Workplan has funding available for a curb appeal project. The draft suggests an open grant for a period of time where the Committee would accept, review and approve applications on a priority basis. As drafted the funding allows for up to \$2,000 and would reimburse paint up/fix up projects such as painting and window replacement. Eligibility requirements and priorities can be revised and determined by the Committee. Discussion followed; sweat equity should be addressed. The Committee will review document and bring recommendations to next meeting.

Charlotte Ventola noted the following revisions should be made to the document:

- Page 1, Item 6 the word "previous" should be changed to "pervious".
- Page 1, Item 5 "4.5" feet should be changed to "4" feet.

The consensus of the Committee was to table this item until next month. The Committee will review document and bring their recommendations to the next meeting.

XI. Correspondence/Communications

Minutes from Punta Gorda CRA meeting of June 3, 2009 were distributed to Committee Members.

XII. Public Comments

Chris Dennen, resident, stated he felt the vagrancy issues in Bayshore Park continue to make the area unsafe.

Eddie Hale, resident, added his agreement with Mr. Dennen regarding the park. Mr. Hale asked if there would be insurance on Riverwalk area should a storm come through and suggested that the traffic from US 41 should be softened to allow access to the Riverwalk area.

XIII. Staff Comments

Office Hours at Historical Center: Debrah Forester advised that she will be spending time at the Charlotte Harbor Historical Center on Tuesdays and Thursdays so that she could be closer to community while doing surveys and taking photos.

Updated CIP sheets were distributed to Committee Members and labeled Attachment D. Debrah Forester noted that the BCC was having the CIP workshop tomorrow (June 26).

XIV. Attorney Comments - Attorney Rooney was not present at this meeting.

XV. Member Comments

Evelyn Loeffler noted that the Zoning Petition which was attached to the Minutes of the May 28 Charlotte Harbor CRA Advisory Committee meeting contained 6 names that either were not property owners of record or illegible. Ms. Loeffler also stated that she would like to encourage the BCC to make and enforce anti vagrancy/camping regulations in the parks.

Charlotte Ventola advised that she will be out of town until the September meeting and stated that she would like the see the Advisory Committee act on the zoning issues raised at previous meetings by two Charlotte Harbor residents (Cheryl Wynn and the concrete business). After a brief discussion, Michael Haymans reminded the Committee that this issue is a work in progress and it was agreed to include the community in the decision process. He added that individual property owners do not need to wait on the Committee, which is addressing the area as a whole. The property owner can initiate the process themselves for their property.

Nat Cooley stated that he did not feel the homeless in park were an issue for his family and suggested the Committee be careful it does not infringe on anyone's civil liberties.

Grace Amodeo stated that she agreed with Ms. Ventola regarding acting on issues and bringing them before the BCC. Vice Chair Haymans noted that neither the Committee nor staff is ready to do that; more information needs to be pulled together. Ms. Ventola offered her notes regarding the zoning issues to Seann Smith.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Thursday, July 23, 2009 at 10 a.m. in Room 119 of the Charlotte County Administration Center.**

XVII. Adjournment

There being no further business, the meeting **ADJOURNED** at 11:55 a.m.

Respectfully submitted,

Kathy M. Knee, Recorder

/kmk

Approved: _____