

MINUTES - CORRECTED
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Thursday, September 24, 2009 – 10:00 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Michael Haymans, *Vice Chairman*
Grace Amodeo, *Secretary*
Nate Cooley
David Schmidt
Charlotte Ventola

Members Absent

Evelyn Loeffler

Staff Present

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

Guests

Cheryl Wynn, Property Owner
Dennis Murphy, Punta Gorda Growth Management

I. Call to Order

Chairman Herston called the September 24, 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

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.

IV. Additions/Deletions to Agenda – None

V. Approval of Minutes

Grace Amodeo advised that at Section XIII, Page 5 at the 3rd bullet the word “to” should be deleted; and at the same section and page at the 4th bullet the word “bride” should be changed to “bridge”.

A motion was presented by Grace Amodeo and seconded by Michael Haymans to approve the Minutes of the August 27, 2009 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee with the corrections noted above. Motion carried unanimously.

VI. Commissioner Comments - Commissioner Loftus offered the following information:

- It is very important to move forward on the new NBR designation.
- Get concurrence from the property owners.
- Original plan for Charlotte Harbor called for a tiered effect with the highest structures being allowed on US41.
- Original plan for Bayshore Park included amenities similar to Gilchrist Park. Even then recommendations to keep crime down included the need for activities in the park. Commissioner Loftus hopes to see tennis courts and similar activities in Bayshore Park someday.
- The City of Punta Gorda has a very active Chamber of Commerce and other non-profit organizations that sponsor events in City parks and suggested the Committee reach out to the Charlotte County Chamber, other organizations and the artist community to help generate activities.

VII. Public Comments

Cheryl Wynn, property owner, stated she received grant money for several of her properties and wished to acknowledge her thanks to all who were responsible for the success of the program.

VIII. Development Review Report

Chairman Herston stated there was no new development activity for the last 30 days.

IX. Old Business

- Infrastructure Update and Additional Program Request – Debrah Forester stated that there were 12 recipients who qualified for CDBG grant funds which paid for sewer connection fees and any additional fees appropriate to make connection happen. Ms. Forester added that just recently a request was received for \$300 to cover hiring an electrician to put in a panel which was required. Although no one else requested this reimbursement, it does fit into approved policy and \$12,000 remains in the account after payment of connection fees. It was the consensus of Committee to pay this electrical expense. Ms. Forester reported that there is a number of outstanding properties who received grant monies but have not completed their connection; a follow up letter or phone call will be made to let them know they need to connect by the end of the year and since they received grant money they need to connect as soon as possible.
- Charlotte Harbor CRA Harbor Walk TIGER Grant - a copy of the TIGER Grant Application Summary, labeled Attachment A, was distributed to the Committee. Debrah Forester advised that the Charlotte Harbor CRA Harbor Walk TIGER application, which includes improvements to the Melbourne Bridge, was submitted; 1,500 applications were received by the DOT.
- Part-time Bayshore Park Event Coordinator Position – a copy of the revised Charlotte Harbor Community Redevelopment Agency Part-time Special Events Coordinator Job Description, labeled Attachment B, was distributed to the Committee. Debrah Forester noted that Parks & Rec Director John Jackson is willing to work with the Committee and Parks will not charge for its equipment and facilities. Discussion followed regarding qualifications, interviewing process and benefits.

A motion was presented by Michael Haymans and seconded by Charlotte Ventola to hire a County contract employee, as opposed to going through an RFQ, to be the part time Event Coordinator. Motion carried unanimously.

- Harbor Walk Project/60% Plans – For informational purposes, Debrah Forester distributed a copy of the Construction Plans for the Gateway Harbor Walk Design Plans, Phase I. Kimley Horn will contact the Chair to discuss the plans engineer to engineer. Plans will be submitted to Parks, CCU, FDOT and the permitting agencies in an effort to move forward. Ms. Forester will continue to report back with comments received over the next month or so. Melbourne Bridge is not included in this handout as it is really a Public Works project. Mike Haymans noted that he is convinced there is another way to dig out under the bridge to get adequate height. Ms. Forester will ask Peter VanBuskirk of Kimley Horn to talk this over with Mr. Haymans.
- Housing Rehabilitation Grant Program – Debrah Forester mentioned the Housing Rehab Grant Program went before the BCC on September 22, 2009 and was approved. A letter will be sent to all Charlotte Harbor CRA single residential property owners and multi-family properties owners with less than 6 units with notice that they must be connected to sewers prior to January 2010. Notices of grant availability will also be posted in appropriate areas; door-to-door visits may be considered for key properties at entry points. Property owners will need to submit application with a work

proposal and will get paid when work is complete. Nate Cooley arrived at the meeting at 10:45 a.m.

- Resolution to Amend Shed Size Requirements – Status Report – Debrah Forester advised that she has requested the Attorney's office to revise the Resolution to strike out the size requirement for sheds; it should go before the BCC on October 13.
- Target Area Land Use Update – The following documents were distributed to the Committee: a copy of the Proposed Changes to the NBR Comp Plan Land Use Designation, dated August 25, 2009; a copy of the Charlotte Harbor CRA 1200 Foot Waterfront Buffer Map; and Growth Management's Zoning Code with the Subcommittee's proposed changes. The map and comp plan revisions reflect discussion per August 27 Committee meeting. The NBR Subcommittee reviewed the zoning code. As requested by Growth Management, the Subcommittee's recommendations are shown on the reformatted version of the zoning code starting at Page 5. They reviewed the permitted uses, Page 6, and made their determinations by limiting structures to 3,000 sf. Convenience stores and supermarkets were deleted; bed and breakfast establishments were added. The Subcommittee would like the Advisory Committee to look at the suggested changes and give approval to refine changes and look at the process to do both comp plan and zoning code changes; Ms. Forester noted that these processes may take up to 9 months to get through the system. Ms. Ventola requested that comments on this item be postponed until next meeting so the Committee has an opportunity to review.

X. New Business

- Riverwalk Area – Incentives and Discussion. Debrah Forester mentioned that this item was added to the Agenda because there had been discussion at BCC level regarding what can be done to encourage redevelopment in that area. Ms. Forester has been investigating what properties are available for sale, taxable values and ownership patterns in the Riverwalk area. Ms. Forester noted that she has met with the EDO Director and Tourism staff on the topic of assisting the private market to encourage redevelopment. Suggestions included:
 - A market analysis to determine the need for additional hotel rooms or another attractor, such as an aquarium.
 - Tax increment abilities which would allow someone to come in and enter a developer's agreement with the CRA Board with a provision to provide a return for paid taxes.

David Schmidt noted that there needs to be a way to get information about Charlotte Harbor plans out to the general public and businesses. Ms. Forester mentioned that she will be meeting one on one with real estate agents and property owners. Discussion followed regarding other ways to share information which included:

- Charlotte Harbor information is available on the Internet.
 - Create new collateral pieces.
 - Talk to Chambers and realtor organizations.
 - Link to realtors websites.
 - Post info in Chamber and CDBIA newsletters.
- Sign Ordinance – Code Enforcement – Debrah Forester stated that she will be making an on-site visit with Code Enforcement and the Zoning Director to look at the signage in Charlotte Harbor to determine issues and learn how to instruct businesses to follow code. Ms. Forester is trying to better understand code so the intent of the sign code can be better implemented. Discussion followed; comments included:
 - Jim Herston will notify Ms. Forester when new signs are going up so she could contact business owner.

- Commissioner Loftus mentioned he brought the signage issue to staff's attention. He has talked with County Administration, the County Attorney, Seann Smith and Debrah Forester about ways to improve the Charlotte Harbor area. Commissioner Loftus is talking with Public Works about their signs – 58 signs in ½ mile.
- Removal of signs - when a business has moved out, the County must wait 6 months before removing signage from the facility. Owner would pay expense.
- Dennis Murphy stated that the City of Punta Gorda puts a government/code enforcement lien on property if an owner is in violation of the lot mowing program. If the property changes hands you can collect restitution. If the property goes through foreclosure it is expunged. City is in the process of changing lot mowing program and will be using a special assessment lien which withstands foreclosure.

XI. Correspondence/Communications

- Minutes from Punta Gorda CRA Meeting of September 2, 2009 were distributed to the Committee.

XII. Public Comments – None.

XIII. Staff Comments

Seann Smith mentioned that a display of park activities would be best posted at the parks because Charlotte County residents do not seem to have a lot of web access. Since there is a kiosk currently located in Bayshore Live Oak Park, announcements, the concept plan and website info can be posted there. Mr. Smith also noted that the public has until October 1 to enter comments about the 2050 comp plan on the interactive website. Public hearings will follow. Ms. Forester added that the Committee will not be proposing any changes to the Charlotte Harbor area in the Smart Charlotte 2050 comp plan; NBR changes will be done on a separate track.

Mike Haymans mentioned he was concerned about having enough time to make the NBR changes with the upcoming Hometown Democracy Amendment, which, if approved would make changes possible only through a county wide referendum. Ms. Forester will verify timeframe required.

XIV. Attorney Comments

Attorney Rooney was not present.

XV. Member Comments

Charlotte Ventola referred back to the Minutes of June 25 with regard to the NBR area recommendations. Ms. Ventola stated it was a conflict of interest and inappropriate for Michael Haymans to request that his property be included in the zoning change since it was not in the recommended area. Ms. Ventola noted she needs to do more research and will reserve further comment until next meeting.

Michael Haymans noted that the subcommittee recommended the change to include his property; he was not at the August 27 meeting when presented to the Committee; he noted that there was a general discussion about the areas that should be changed to NBR. Mr. Haymans has disclosed that he has property and agrees that if it is a problem then he will bring the zoning change request in himself.

Mr. Haymans also mentioned an idea for a program which would help homeowners remove exotic evasive overgrowth. Removal of the overgrowth will make a difference on what is visible, would eliminate places for people to sleep/camp and would create jobs for a short time for people who need employment.

Nate Cooley stated, in his option, he would like the whole area of focus to be NBR and commercial development should be allowed on Bayshore to attract and change community. As a community advisory board, the goal is to create change and improve

the area that was considered blighted. Mr. Cooley noted that he had suggested the inclusion of Mr. Hayman's property. Mr. Cooley has heard from several land owners who have voiced their desire for the NBR zoning so they could increase rent and do something with their investment.

Mike Haymans mentioned he has contractors working on his Sibley Bay house.

Jim Herston supported Mr. Hayman's idea for an exotic plant eradication program.

David Schmidt agreed with Nate Cooley that the focus area should all be NBR. Mr. Schmidt noted that the Committee has complete control over any new construction – they have set guidelines for how high, how wide, how far back a structure must be, as well as requirements for the roof style and color of the paints used. Zoning needs to be changed before something can happen in Charlotte Harbor.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Thursday, October 22, 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 12:05 p.m.

Respectfully submitted,

Kathy M Knee

Kathy M. Knee, Recorder

/kmk

Approved: October 22, 2009