

MINUTES
REGULAR MEETING CORRECTED
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Thursday, January 28, 2010 – 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*
Nathaniel Cooley
Evelyn Loeffler
Charlotte Ventola

Members Absent

David Schmidt

Staff Present

Commissioner Richard Loftus
Debrah Forester, Redevelopment Manager
Seann Smith, Planner II
Elizabeth Spicer, Event Coordinator
Terri Kesner, Interim CCU Director
Deb Smith, CCU Finance Manager
Kathy M. Knee, Recorder

Guests

Deputy William Miller, Sheriff's Office
Candace Wehbe

I. Call to Order

Chairman Herston called the January 28, 2010 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:02 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 – Chairman Herston noted that a new item will be added at the end of Item X – New Business - Time Change for Advisory Committee Meetings.

V. Approval of Minutes

A motion was presented by Grace Amodeo and seconded by Mike Hayman to approve the Minutes of the December 17, 2009 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written. Motion carried unanimously.

VI. Commissioner Comments

Commissioner Loftus thanked Cheryl Wynn for the positive article in newspaper last week. Commissioner Loftus also mentioned a letter he received from Melissa Levin who indicated she was unhappy that the Committee was concentrating only on the west side of 41, and specifically mentioned the sidewalk and lighting around the Melbourne area, which is in need of attention. Chairman Herston asked that Ms. Levin's concern and other priorities be discussed at next month's meeting. Ms. Ventola noted the Committee agreed to concentrate on the west side of the CRA first. Ms Amodeo noted that the Melbourne Bridge is included in the sidewalk project. Debrah Forester confirmed the sidewalk will go down 41 to Chester Roberts Park. Ms. Forester reminded the Committee that Chester Roberts Park has had improvements made to it and the Rehab Grant was open to all residents in the CRA – several grants were awarded to residents on the east side of 41. Ms. Forester noted that an analysis of the Melbourne area will need to be done and the committee can bring it forward during the Work Plan Special Meetings.

VII. Public Comments

Candace Wehbe advised that she has spoken with Judy Malbuisson regarding the art walk project and noted that Ms. Malbuisson would come to a meeting so discussion may begin if that was the wish of the Committee. Arts and Humanities is very interested in this project. Ms. Wehbe also mentioned that she went to a recent Realtor Association meeting and filled them in about Charlotte Harbor projects. Ms. Wehbe distributed a postcard, "Just Listed" that was mailed out by Karen Rolland, a realtor who is interested in helping the CRA move forward.

VIII. Development Review Report

Chairman Herston reported no new construction started in the CRA. He added that something should start happening within the next few months to Dr. Hershkowitz's new office, at the old Hogbody's location, because contracts were signed this week and the veterinarian clinic should have its CO soon. Nate Cooley mentioned the CVS opened this past Sunday.

IX. Old Business

Sheriff's Office Update – Deputy William Miller reported that he researched calls for service from November 1, 2009 and direct patrols are being done on a consistent basis; radar and traffic stops are done three times a week; and park patrols on bike are done with 2-4 cyclists who split up. He requested the residents to continue to use the crime tip website, www.ccsso.org, 911 for emergencies and 639-0013 for non emergency situations. At Bayshore Park vagrants have been reported drinking and loitering. When calls come in the Sheriff's Office investigates, has a conversation with the individuals, calls on warrants and warrants. Deputy Miller reviewed his reports by streets and listed crimes. He mentioned that patrols keep an eye on the dog park, vacant lots and camps. Occupied camps are not a sanitation issue – vacant camps are more of a problem but county inmates are used to clean up sites. The Sheriff's Office tries to contact owners to get trespass permission orders. Evelyn Loeffler mentioned that she has noticed cars trying to stop bicyclists and accost them. Deputy Miller suggested, if possible, get a description of the car, the driver and license plate and call it in. Chairman Herston asked how Charlotte Harbor would be ranked in terms of crime 1 being worse, 10 being best. Deputy Miller answered that with no major crimes on recent reports he would rank it an 8, which is due in part to resident cooperation in reporting issues.

Event Coordinator's Report – A copy of the Upcoming Events at Bayshore Live Oak Park was distributed with the meeting packet and labeled Attachment A; a revised report was handed out at the meeting. Elizabeth Spicer stated she is staying busy and has started a roster of volunteers, which include musicians and models. Ms. Spicer reviewed upcoming events.

CCU Central Sewer – Status and Financing Opportunities - Terri Kesner, Interim CCU Director, advised that mandatory hook up notices have been sent out because the project was completed over 365 days ago. At this time, 40% of the homeowners have connected. Ms. Kesner asked if anyone had specific questions for her. Mike Haymans mentioned he received a call from the RV park owners about the high cost of their connections and they asked him if payment programs were available. Ms. Kesner advised that any residential home owner has a loan program available to them which has a 6.25% interest rate for a 7-year period. Although Ms. Kesner is not familiar with RV park owners she said she would be willing to talk with them. Commercial customers are reviewed case by case and that is because CCU has a limited amount of money for lending purposes. Mr. Haymans asked if there was a way the CRA may help facilitate a plan. Ms. Forester noted there was about \$12,000 that could be made available and asked if the interest rate could be lowered. Nate Cooley asked how the 6.25% rate was determined. Ms. Kesner read from the Municode Ordinance, under Section 3-8-103, titled Mandatory Connection, "The interest shall accrue after the 20th day at an annualized percentage rate 3 percentage points above the prime lending rate as published in the Wall

Street Journal for each day including Saturdays, Sundays and holidays.” Deb Smith, CCU Finance Manager, added that a workshop was held in 1997 which established the Hardship Donation Program to help people who could not come up with cash or a traditional bank loan. At the workshop the 3% was established to cover costs to manage the loan and was added to the Ordinance. Ms. Smith researched CCU files and found that the 6.25% is the lowest rate in their records going back to 1950. This is a loan program thru CCU from their Cash on Hand. Discussion followed.

Debrah Forester asked the Committee to allow Peter VanBuskirk to give his update of the Harbor Walk Status Report at this time. The Committee agreed.

Harbor Walk Update - Mr. VanBuskirk reported that the Harbor Walk project is presently in permitting having been submitted to the Water Management District and the Army Corps. An exemption was received from the Water Management District for the seawall replacement; this is a positive thing. Kimley-Horn is addressing comments to both agencies on the stormwater portion of the project. The Corps did not have any objections or issues at this time; they only requested an updated survey. With the Water Management District it is now necessary to look at the water quality treatment and provide an additional amount of treatment because it is now considered impaired water; at the start of this project it was not. Mr. VanBuskirk mentioned that his company is working with the property owner of the old Oyster Bar, his attorney and his engineer on getting a temporary construction easement to improve the slope of the driveway. Mr. VanBuskirk has also met with Parks & Rec and created a Phase 1 Concept; his PowerPoint presentation showed alternative suggestions for the promenade area and walkways. Discussion followed. Debrah Forester noted that this contract goes through the construction management stage. Mr. VanBuskirk added that the project should be ready to go out for bid in March, 2010. Chairman Herston asked for a quick workshop with Public Works. Ms. Forester noted that Public Works had provided comments at 60% and will provide comments again at 90%. The Committee will be kept informed.

Neighborhood Business/Residential Land Use Change Status Report – A copy of the Application for Large Scale Plan Amendment was distributed with the meeting packet and labeled Attachment B. Debrah Forester reported that the application has been presented to Growth Management, the fee of \$2,640 was waived, but there was a slight change in process due to the need to use transfer of density units. Growth Management suggested an overall language change to all existing and future NBR property. Two drafts were prepared: 1) to go along with Smart Charlotte 2050; the other to go along with the current comp plan; the change will be covered no matter which plan is in place at the time the amendment is adopted. This amendment is on tract to go thru the public hearing process in the Spring and then will go to DCA. There will be a second component, the small scale map amendment. Discussion of TDUs and cleaning up the zoning followed. Ms. Forester mentioned that certified letters have been mailed to owners; some letters were resent by regular mail due to lack of responses. Properties from Ganyard thru Cheryl Wynn’s properties approved of change; one duplex is pending. Nothing has been received from Mrs. Roberts or the Church owned properties. With regard to the US 41 properties, the palm reader declined because they occupy a single-family residence and the change would make their home non-conforming. The owners of Dumas Concrete business would like to participate however, staff Debrah Forester does not support making one property Commercial along this section of the corridor. The map will not be changed for those who wish not to participate. Analysis will be conducted to determine the actual map change proposed once all the affidavits have been received. The map amendment will be presented to the committee for final recommendations.

Housing Rehabilitation Grant Program Status Report – A copy of the Rehab Status Report was included with the meeting packet and labeled Attachment C. Debrah Forester noted that \$719 remains in the account; program is nearing completion and 6 additional grant applications have been received. During the budget discussion, the Committee can discuss whether this program should be expanded. Ms. Forester noted that a letter of thanks was received from Mr. Hale and is included in the meeting packet.

Hands Across the Harbor is on Saturday, January 30. Michael Haymans encouraged everyone to come down and watch or participate. Mr. Haymans said it is a good, cooperative effort.

Lot Mowing of Vacant Lots - Status Report – Debrah Forester reported that the idea of spending tax increment funds for the mowing of vacant lots is moving forward. She has been instructed to send a letter to the property owners, perhaps signed by the BCC Chair, asking the owner to allow the mowing to be done for the good of the community. Ms. Forester advised there is no code to enforce vacant lot owners to mow; she suggested that a change be made to the zoning code to include language that vacant lots need to be maintained to the same level of growth as improved lots. Mr. Haymans advised that it may not be feasible to make rules on the natural growth state of a lot.

Land Acquisition – Status Report – Debrah Forester reported a more detailed analysis of parking needs for Bayshore Park is being requested prior to moving forward with land acquisition in the area. Mike Haymans suggested not focusing on the park alone; a car park could be constructed to benefit neighborhood business.

Stormwater Master Plan Study Update – Joanne Vernon will be meeting with the Southwest Florida Water Management District in Sarasota on February 10, 2010. The Water Management District will come to the February meeting to discuss best management practices.

X. New Business

2010 Work Plan – Schedule Special Meeting (s) – Dates for Consideration: February 4 (3 to 5 pm), February 10 (9 to 11 a.m.), February 18 (3 to 5 p.m.)

Debrah Forester would like to schedule one or two meetings before the March 23 BCC joint meeting to discuss how the TIF funds should be allocated. Dates and times were discussed; February 4th and the 18th were determined to be best. Staff will reserve a meeting location and advise the Committee.

Hickory House – A copy of Charlotte County's GIS location map of the Hickory House and Property Appraiser's Real Property Record were distributed with the meeting packet and labeled Attachment D. Ms. Forester noted that the Hickory House is not in Charlotte Harbor CRA but has a historical significance to the CRA because of the Knight family. The house is currently vacant and needs to be rehabbed. The County has been discussing ways of using the property and Ms. Forester thought it would be beneficial if the Advisory Committee had a representative at the table. An option could be to include it in the CRA. The committee was in agreement with including it in the CRA and a few members noted that they will look at the house.

Time Change for Committee Meeting – Mike Haymans advised that he has started a radio show which will run from 11 – 11:30 a.m. on Thursdays and this show has created a conflict for him with the Charlotte Harbor Advisory meeting. Mr. Haymans asked if it would be possible to move the meeting day or time. Discussion followed and staff was asked to check Room 119 availability and report back at the February 4th special meeting.

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- XI. **Correspondence/Communications** – The following items were distributed:
- ✓ Minutes from Punta Gorda CRA meetings of January 6 and 12, 2010.
 - ✓ Letter from Edward Hale.
 - ✓ Newspaper Article.
- XII. **Public Comments** – None.
- XIII. **Staff Comments**
Debrah Forester introduced Simone Petché.
- XIV. **Attorney Comments** - None.
- XV. **Member Comments**
Evelyn Loeffler thanked Debrah for her diligent work.
Nate – have fun on Saturday.
- XVI. **Next Meeting Date**
The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee is scheduled for **Thursday, February 25, 2010 at 10 a.m. in Room 119 of the Charlotte County Administration Center**, but this is subject to change.
- XVII. **Adjournment**
There being no further business, the meeting **ADJOURNED** at 11:53 a.m.

Respectfully submitted,

Kathy M. Knee, Recorder

/kmk

Approved: _____ 3/1/2010