

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, June 7, 2010 – 11:00 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

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

Staff Present

Commissioner Richard Loftus
Debrah Forester, Redevelopment Manager
Seann Smith, Planner II
Elizabeth Spicer, Event Planner
Simone N. Petche, Recorder

Members Absent (excused)

James Herston, *Chairman*

Guests

Erin Mullen-Travis

I. Call to Order

Vice Chairman Haymans called the June 7, 2010 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:58 a.m. in Room 119 of the Charlotte County Administration Building.

II. Pledge of Allegiance

Vice Chairman 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 Chairman Haymans asked that the YMCA's proposed dock be added under Section eight – Development Review Report.

V. Approval of Minutes

A motion was presented by Ms. Ventola and seconded by Mr. Cooley to approve the Minutes of the May 3, 2010 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written. Motion carried unanimously.

VI. Commissioner Comments - none

VII. Public Comments - none

VIII. Development Review Report

- a. Vice Chairman Haymans reported that Bimmel, L.L.C. is requesting Preliminary & Final Site Review scheduled for June 17. This project consists of the demolition of an existing restaurant building and the construction of a 7,035 s.f. medical office building. This 1.04+/- acre site is located at 4536 Tamiami Trail.
- b. The YMCA has proposed building a 300 foot dock for which there are no architectural standards.

IX. Old Business

- a. Elizabeth Spicer May Report: Ms. Spicer reported that the summer acting camp has been cancelled due to lack of participation. Events she is currently planning include a Fourth of July dance in the park and a stand-up comedy camp. Ms.

Spicer also stated that a newspaper reporter would like to do a photo op in Bayshore Live Oak Park. She is seeking the Board's approval for all proposed events. Mr. Cooley made a motion to approve all events proposed for Bayshore Live Oak Park. Motion was seconded by Ms. Amodeo and passed unanimously. Mr. Wilson suggested that Ms. Spicer contact Brian Gleason from the Sun Herald about having a sunfish event. Once she has spoken with Mr. Gleason, she will report back to the Committee.

- b. Under the Housing Rehabilitation Grant Program - Ms. Forester reported that Jeff Kohlmann was approved for funding to rehab his duplex on Gulf Coast and has an outstanding code violation. She asked the Committee what steps it would like to take regarding his grant application. Members suggested different solutions, including removing him completely from the list or delaying his funding. **Mr. Cooley made a motion that the Committee send Mr. Kohlmann a letter, stating that he has 30 days to clear his code violation, and if he does not comply, he will be removed from the funding list. The motion was seconded by Ms. Loeffler. Ms. Amodeo made a motion to amend it, so as not to include landscaping in Mr. Kohlmann's grant. Motion failed. Mr. Cooley's motion passed unanimously.**

Ms. Ventola made a motion to approve rehab grants for the Academy of Little Achievers, Mike Weddeking, and Agnes Gasper, with the contingency that the work requested by Little Achievers (glass doors) are visible from the front. Motion was seconded by Mr. Cooley and passed unanimously.

- c. Lot Maintenance Program Update: Ms. Forester said that a bid opening took place last Friday and there were six bidders. The Purchasing Department is reviewing the bids for compliance. Once a bidder is chosen, the price per lot will be approved and owners will be contacted for authorization of access to their properties. Next month, the County will give a response back for which owners have given permission to move forward. Waste Management and the Sheriff's Office will be involved in the process. There are 42 lots to be cleared and the County is hoping to begin work within 30-60 days.
- d. Small Scale Map Amendment Update: Ms. Forester reported that the amendment will go to the BCC tomorrow for approval to move on to Growth Management. Ms. Ventola said she will be at the BCC meeting tomorrow to represent the Charlotte Harbor CRA and will make a brief presentation.
- e. TIF 2010 Update and Work Plan Update: Ms. Forester presented preliminary numbers of property values in Charlotte Harbor to the Committee and reported that they have decreased, even though there is \$2 million worth of new construction in the area. The devaluations will impact revenues allocated for 2011; she calculated a \$74,000 decrease from what was previously anticipated. Ms. Forester said that due to the decreased values, she would suggest reducing funds for the Harborwalk project on the Work Plan. Discussion followed on whether or not to continue a property study to evaluate which properties have decreased. Vice Chairman Haymans stated that he would prefer not to spend much time doing a property study. It was noted that as the year progresses and final property values are known, further revisions may be necessary to the Work Plan budget.
- f. Clif Lundberg – Logo/Branding Proposal: Mr. Lundberg was unable to attend today's meeting, but will come to next month's. Ms. Forester included a written statement from Mr. Lundberg in the agenda packet to all members. Ms. Amodeo mentioned her concern about changing the logo at this time and whether the Charlotte Harbor CRA had enough funds to spend on it. Ms. Forester reported

that the Committee has \$3500 set aside for public relations and would likely not spend more than \$1500 total for this portion of the public relations budget.

- g. Riverwalk Partnership Update: Ms. Forester will be meeting with some of the property owners at the Riverwalk. One option that is being discussed at a County-wide perspective is the ability to swap county-owned properties to achieve economic development goals. There may be an option to discuss swapping land within the Riverwalk area. The Charlotte Harbor CRA may want to be a partner within the Riverwalk area to help facilitate parking, access, and water management. There have been two meetings with the Riverwalk owners and another will likely take place in the future. Vice Chairman Haymans asked for an update on the Kimley-Horn study on the Central access and Ms. Forester replied that she is waiting to receive a revised Scope of Work and cost estimates from Kimley-Horn.

X. New Business

- a. Erin Mullen-Travis, Code Enforcement Update: Ms. Mullen-Travis reported that Mr. Horton has left Code Enforcement and will be transferred to another department. She gave the Committee a background of her work experience and told members that there will be enforcement changes coming up. There will now be individuals assigned to each district within the County. Two officers are assigned to Charlotte Harbor: Rick Towne will be on the Bayshore side and Charlie Bush on the east side of Tamiami Trail. Vice Chairman Haymans asked if the code compliance now is along the lines of being active or reactive. Ms. Mullen-Travis replied that due to staffing, it is more reactive. Vice Chairman Haymans stated that it may be beneficial to explore the code compliance issues that are important and relative to Charlotte Harbor to make compliance more proactive. Discussion followed on how code compliance reports are generated and if the Charlotte Harbor CRA could have information as to how many homes have been reported within the CRA. Ms. Mullen-Travis replied that she will put together a report.
- b. FY 2011-2015 CIP Sheets: Ms. Forester suggested that the Committee look at the capacity to take out a loan or bonding to move forward on some of the projects that are being planned and to seek approval by the BCC. Since property values are dropping, now may be a good time to consider land purchases for project implementation. She reviewed four current projects: the Charlotte Harbor Watershed Management Plan, the Gateway, the Reclaimed Water Line, and Charlotte Harbor Trail & Wayfinding. There was a consensus by the Committee to participate in the Riverwalk Partnership and to support seeking a loan/financing from the BCC to move forward on these projects.
- c. Kathi Smith Correspondence: In her email, Ms. Smith was pleased to hear that someone did not move forward with vacating a roadway. She would like to know how she can be notified the next time this may happen or if there is a way that the space can be preserved as a park. Vice Chairman Haymans stated as an FYI that there are legal issues with converting a roadway into a park.

XI. Correspondence/Communications

- a. The minutes from the Punta Gorda CRA meetings of May 5, 2010 were passed out to members as an informational sheet.
- b. The Advisory Committee Revised Meeting Schedule was passed out to members as an informational sheet. It was noted that next month's meeting should be labeled Tuesday, 7/06/10 instead of Monday and that September's meeting should also be labeled Tuesday, 9/07/10. Commissioner Loftus asked the Board if the Charlotte Harbor CRA meetings could be moved from 11a.m. to 10 a.m. or

to another day of the week because of schedule conflicts. Ms. Forester said she will look at a different day to move the meetings and report back.

XII. Public Comments

Cliff Kewley stated that several meetings ago he had suggested a modification in the plans for Bayshore Live Oak Park to allow launching kayaks and small boats. He asked Ms. Forester if she had heard back from Kimley-Horn on any updates and she replied that she was under the impression that there would not be a need for significant modifications to the plans to allow for launching the small sailboats at the site. Mr. Kewley mentioned that he was not able to find any artifacts from the 2003 Regatta, but that he does have a newspaper article.

XIII. Staff Comments

Ms. Forester reported that 54% of properties in the Charlotte Harbor CRA district are now connected with central sewer.

XIV. Attorney Comments – none

XV. Member Comments

Vice Chairman Haymans reminded everyone that the Freedom Swim will take place on July 4th at 9 a.m.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Tuesday, July 6, 2010 at 10 a.m. in Room 119 of the Charlotte County Administration Center.**

XVII. Adjournment

There being no further business, the meeting **ADJOURNED** at 12:42 p.m.

Respectfully submitted,

Simone N. Petché, Recorder

/snp

Approved: _____