

MINUTES
SPECIAL MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Wednesday, July 28, 2010 – 2:00 p.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

James Herston, *Chairman*
Michael Haymans, *Vice Chairman*
Grace Amodeo, *Secretary*
Nathaniel Cooley
Evelyn Loeffler
Garland Wilson

Staff Present

Debrah Forester, Redevelopment Manager
Roxann Read, Planner II
Derek Rooney, Assistant County Attorney
Inga Williams, Principal Planner
Simone N. Petche, Recorder

Members Absent (excused)

Charlotte Ventola

Guests

None

I. Call to Order

Chairman Herston called the July 28, 2010 special meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 2:01 p.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

A motion was presented by Ms. Amodeo and seconded by Ms. Loeffler to approve the Minutes of the July 6, 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

Chairman Herston reported no new developments.

VIII. Old Business

- a. Status of Small-Scale Map Amendment – Ms. Forester stated that Seann Smith provided a letter of recommendation last month in favor of not changing zoning from NBR to commercial for the properties located on US41. Mr. Smith is no longer with Charlotte County, so Ms. Forester advised the committee that Inga Williams and Roxann Read were present to discuss the issues. Principal Planner Inga Williams explained that eight property owners did not reply to the letters sent out and seven responded that they would approve the zoning change. As a result, the County will move forward on the changes for properties currently Coastal Residential that would be changed to NBR. Mr. Cooley expressed frustration that the Charlotte Harbor CRA was not notified of this decision ahead of time. Members discussed the issue, with Mr. Haymans agreeing that

NBR zoning was not appropriate for the area along US41 but advised the Committee that staff was preparing a report on the issues. He suggested the Committee leave out the owner of the Palm Reader business who requested not to be included in the change, and bring in the others. **Mr. Haymans made a motion to ask staff and the Board of County Commissioners (BCC) to move forward with all of the Committee's proposed rezoning, excluding the Palm Reading business because of its specific request not to participate. Motion was seconded by Mr. Wilson and passed with five votes in support and one against (Ms. Amodeo).** Ms. Forester noted that when staff finishes its report, it will come back with recommendations.

- b. NBR Zoning Code – Members looked at the latest draft of the zoning code. Ms. Forester noted that the language on sheds and lighting standards may need to be revised. Nicole Dozier from the Zoning Department went through the draft with the Committee, pointing out her suggested modifications. Discussion followed among Committee members. Ms. Forester stated she would work on rewriting the draft and getting it back to the Committee by September. It was noted that the new draft will be incorporated into the next planning and zoning cycle next month with a minimum of 90 days.

IX. Correspondence/Communications - none

X. Public Comments

Clif Cewley stated that the clearing of lots in Charlotte Harbor is an important issue and that no one should be excluded.

Beth Adamczyk expressed concern on the topic of the lot clearing, saying that spot zoning is not effective and the main purpose behind doing lot clearing is to generate revenue.

Mary Kauffman noted that there used to be a sign in Bayshore Live Oak Park that directed people to the businesses on Ganyard Street, but now it is gone. She prefers not to have signs on every corner of the streets along Bayshore directing people to these businesses and also favors keeping NBR zoning.

XI. Staff Comments

Roxann Read, the new planning liaison for the Charlotte Harbor CRA Committee, introduced herself, giving her background and answering members' questions.

XII. Attorney Comments

At the previous meeting, Ms. Loeffler inquired whether or not both a trespassing sign and fence were needed to prevent people from camping on private property. Attorney Rooney addressed the issue, saying that only a trespassing sign is needed. A property owner may also use cultivation or a fence, but only one form is needed. Attorney Rooney also noted the open container ordinance has not been adopted for Bayshore Live Oak Park, indicating that people are allowed to drink there.

XIII. Member Comments - none

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, August 2, 2010 at 11 a.m. in Room 119 of the Charlotte County Administration Center.**

XVII. Adjournment

There being no further business, the meeting **ADJOURNED** at 3:41 p.m.

Respectfully submitted,

Simone N. Petche, Recorder
/snp

Approved: _____