

**MINUTES - Corrected**  
REGULAR MEETING  
CHARLOTTE HARBOR  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE  
**Thursday, October 28, 2010 – 2:00 p.m.**  
County Administration Building – Room 119  
18500 Murdock Circle, Port Charlotte, FL 33948

**Members Present**

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

**Staff Present**

Debrah Forester, Redevelopment Manager  
Roxann Read, Planner II  
Kathy M. Knee, Recorder

**Guests**

**Members Absent**

James Herston, *Chairman*  
Nathaniel Cooley

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**I. Call to Order**

Vice Chairman Haymans called the October 28, 2010 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 2:05 p.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**

Mike Haymans noted the report by the Sheriff's Office has been rescheduled until next month's meeting. Mr. Haymans advised the audience would have an opportunity to address the zoning map target area issue during Old Business.

**V. Approval of Minutes**

**A Motion was presented by Grace Amodeo and seconded by Evelyn Loeffler to approve the Minutes of the September 7, 2010 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written. Motion carried unanimously.**

**VI. Commissioner Comments - None. Commissioner Loftus was not present.**

**VII. Public Comments - None.**

**VIII. Development Review Report**

Roxanne Read reported the restrooms at Bayshore Park are in for Site Plan Review and comments are due next week.

**IX. Old Business**

**Target Area – Small Scale Map Amendments and Rezoning Status** – Roxann Read reported her office contacted the 4 property owners by letter and a follow up phone call to invite them to today's meeting. McDonald's is the only property owner she was unable to reach and will continue to try to make contact.

Tommy Tucker, a new resident in Charlotte Harbor, stated he is agreeable to the change from Neighborhood Residential to Commercial unless there is going to be requirements to upgrade his property. Mr. Tucker mentioned he may be interested in adding a garden center. It was recommended that he check with the Zoning Office.

Both the small scale map change and the language change will be done at the same time, possibly in December. If density units are lost, the Committee requested that they be allocated for future use in the CRA, such as the Riverwalk area since density there is limited for those areas not Commercial Tourist. Ms. Read will report again next month.

**Trails and Wayfinding Revised Scope of Work** – The revised Scope of Work, Attachment A, was distributed with the Agenda packet. Ms. Forester noted the Scope of Work was revised after last month's discussion. The Scope includes identifying the entry and will help with directions to parks and NBR district.

Charlotte Ventola questioned the existence of a Welcome Center, which is mentioned in the Scope of Work. Debrah Forester noted it is the Historical Center and the language in the Scope of Work will be corrected.

Debrah Forester stated wayfinding could be a series of signs - one larger sign and then a few smaller signs. Discussion followed regarding the various key locations to get people off US41 and into the neighborhood.

Ms. Ventola voiced concern regarding the \$25,000 cost and suggested the Committee determine the locations to save money. Discussion followed and included the closing off of Bayshore and the use of highway type signage instead of decorative/branding type signage. Ms. Forester reminded the Committee that the total cost includes the study and the signage. Although the County could make the signs for about \$75, during previous meetings the Committee agreed the goal was create theme signage which would bring people to park events and the NBR District. Engineering constraints need to be considered when determining key locations. Evelyn Loeffler suggested lighting would create an appealing and safe entry and should be installed once the signage is in place. Mike Haymans requested a better breakdown of expenses in this Scope. Ms. Forester will invite Peter VanBuskirk to next month's meeting.

**Chester Roberts Park Expansion** – Debrah Forester noted a few months ago the CRA looked into the purchase of property that was to go to auction adjacent to Chester Roberts Park. The day before the auction someone paid the back taxes, the sewer lien and purchased the property. Ms. Forester stated the CRA has been approached to purchase this property and asked the Committee if they would like her to have Real Estate Services look into the purchase of this property. Although the main house is in disrepair, there is a small guest house which could be renovated for a small business. The pilings on the property can also be renovated. Funding could be from the Gateway Project CIP. Consideration will be on the original purchase price \$145,000 not the appraisal price which is higher. The property next door is still for sale - \$400,000-\$425,000. Need to be aware of the 50% rule when restoring/rebuilding. **A Motion was presented by Garland Wilson and seconded by Charlotte Ventola to have Real Estate Services pursue the purchase of properties contiguous with Chester Roberts Park, contingent upon BCC approval.** Motion passed 4 to 1 with Evelyn Loeffler opposed.

**Revised Logo** – Copies of the revised CRA logo were distributed. Clif Lundberg pointed out minor technicalities caused by an electronic glitch which will be corrected. Discussion followed which included trees vs. plain block, the word “established” and the phrase “Where History Meets the Harbor.” **A Motion was presented by Charlotte Ventola, seconded by Garland Wilson, and unanimously approved to accept the new logo design with the deletion of the words “Where History Meets the Harbor.”**

**Riverwalk Partnership** – Debrah Forester reported on the meeting that was held with the property owners in the Riverwalk. Commissioner Starr and Jim Herston were present and helped to facilitate the meeting. Ideas discussed included creating a LLC (owners not wishing to participate would not be part of the LLC) and property owners agreeing to a square foot price for land. Opportunities to explore: setting up the area as a Brownfield designation and creating incentives in addition to height. Ms. Forester stated the development of the partnership will need legal assistance and asked how much assistance the Committee thinks is appropriate. LLC documentation needs to be put together for property owner review. If Derek Rooney is not available, Ms. Forester raised the issue of the CRA funding outside legal assistance. Discussion followed about forming LLC. Ms. Forester will ask the County Attorney’s Office if they have the time and ability to do the LLC documentation. The Riverwalk is already identified as a project and funds are available. **A Motion was presented by Garland Wilson, seconded by Charlotte Ventola, and unanimously approved to proceed with facilitating the formation of a Riverwalk LLC and give them the assistance that may be needed. If outside counsel is required this item will need to be revisited.**

**X. New Business**

**Ganyard Street Property** – Debrah Forester reported she received a letter from the property owner asking if the CRA would be interested in purchasing two NBR lots for a total of \$95,000. One lot is vacant; the other is a rental property. Benefits of purchase might include use of property for additional parking and stormwater or the recruitment of small businesses. It was the consensus of the Committee that the properties had limited value at this time and asked Ms. Forester to respond by letter saying no thank you.

**Raw Bar Property** - Ms. Forester noted that this is the property adjacent to the Riverwalk property. A fence was erected without a permit and thereafter taken down. The owner is concerned about liability because people are using the dock. The owner asked if the CRA would consider leasing this property which would allow the CRA to use the dock and parking area. If interested, the owner asked the CRA to bring terms of lease to them for their consideration. Discussion followed. It was the consensus of the Committee to have County staff explore a 5-year nominal lease, the improvement of the property to include the removal of slabs from the old building, the addition of a shell parking area and lighting, the right of first refusal, insurance coverage and whether it would fall under County’s Risk Management coverage. Emphasis should be on nominal because the CRA/County is taking on liability issues.

**XI. Correspondence/Communications**

Minutes from Punta Gorda CRA meetings of September 1 and October 6, 2010 were distributed with the Agenda packet.

**XII. Public Comments**

Cliff Kewley, who is interested in waterfront development in Charlotte Harbor, told the Committee he was pleased with their progress today. Mr. Kewley suggested signage be installed as quickly as possible. He thought the purchase of the project by Chester Roberts Park would be ideal to store boats for charter or for a sailing school. He stated the facility is underutilized but it has great potential, such as a partnership with the condo development next door to form a marine center. Mr. Kewley suggested incorporating a marina into the development of the Riverwalk Partnership; discussion followed regarding channel access. Mr. Kewley noted the Raw Bar property would be a terrific sight for the Charlotte Harbor Regatta since it is the best location for launching small boats.

### **XIII. Staff Comments**

**Kimley Horn Contract Renewal – December 2011** – Ms. Forester noted that Kimley Horn and Associates (KHA) contract will be up for renewal in December 2011. Design is at 90%; waiting on 3 permits. Discussion followed; consensus of Committee was to renew the KHA contract to finish the Harborwalk. In addition, the Committee would like to issue another RFP for future design work in the area and go through the competitive process to look at engineering options. Since this process takes time, Ms. Forester will begin to draft the RFP documents and bring it back to the Committee under New Business on a future committee Agenda.

**Lot Maintenance Project Status** – Debrah Forester mentioned that a meeting to look for debris is scheduled for November 5 with the environmental deputy from the Sheriff's Office. Once clean up on some lots is complete and results can be seen, non-committed owners will be revisited. Ms. Ventola suggested the tagging information for trees to be preserved should be clearly determined and understood by both the contractor and the property owner.

**Hands Across the Harbor Update** – Sponsorship forms were distributed to each member. KHA is a Platinum Sponsor which will allow the event to offer a Fabulous Raffle Prize. The HAH Steering Committee has secured a raffle vacation getaway which includes 2 nights in Hyatt Regency Coconut Point in Estero along with a \$500 gift card which could be used for food, fishing, etc. There will be several door prizes also available. Sponsorships are still needed and any assistance the Committee can provide on recruiting sponsors will be greatly appreciated. Registration forms and posters will be available at the December meeting.

**Special Events Update** – Elizabeth Spicer's report was attached to Agenda Packet. The Wine Festival was successful. Garland Wilson attended and reported that a lot of people seemed to be enjoying themselves but parking should be addressed. Ms. Forester reported one of the comments on an exit interview indicated parking was not an issue if you don't mind walking.

**Medical District CRA and EB5 Center** – Ms. Forester reported the BCC created a new Medical District CRA. Growth Management has the lead on this CRA. An EB-5 Center, which looks for investors for development, will be located near Tarpon Boulevard. The EB-5 might be an option/opportunity for Riverwalk area.

**2010 Tax Increment** – Ms. Forester reported there was another reduction in CRA's Tax Increment Funds. The Charlotte Harbor CRA has seen a greater reduction in tax values than the County as a whole. The reduction will be reduced from the Gateway CIP project. New development is needed in Charlotte Harbor to increase Tax Increment Funds.

**XIV. Attorney Comments** - Attorney Rooney was not available for today's meeting.

**XV. Member Comments**

Charlotte received a scam letter for water line insurance using scare tactics.

Evelyn Loeffler mentioned that she no longer lives in the CRA but was interested in staying on the Advisory Committee, if possible. Resolution 2008-072 states that the Committee is made up of: 2 business representatives from within the CRA, 2 residential representatives from within the CRA and 3 members as county-wide representatives. Mr. Haymans stated that he thought Ms. Loeffler brought great perspective to Board as a CRA resident as opposed to just a property owner and noted the importance to have residents on the Committee. Ms. Ventola noted that the Board has been diluted of its residential positions over the years. Ms. Forester noted that there are 3 positions that allow for out of CRA representation, a large percentage of the Committee. Ms. Loeffler resigned from her seat on the Advisory Committee and noted today would be her last meeting.

**XVI. Next Meeting Date**

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Thursday, November 18, 2010 at 2 p.m. in Room 119 of the Charlotte County Administration Center.**

**XVII. Adjournment**

There being no further business, the meeting **ADJOURNED** at 4:27 p.m.

Respectfully submitted,

*Kathy M Knee*

Kathy M. Knee, Recorder

/kmk

Approved: \_\_\_\_\_