

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, January 10, 2011 – 11:00 a.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
Charlotte Ventola
Garland Wilson

Staff Present

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

Guests

Members Absent

I. Call to Order

Chairman Herston called the January 10, 2011 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 11:00 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

A Motion was presented by Charlotte Ventola and seconded by Grace Amodeo to approve the Minutes of the December 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

Paul Hart stated he was invited to today's meeting because of the proposed street vacation, which road criss-crosses on his property making it difficult to develop. He noted that a neighbor is agreeable to vacation. The property was recently the site where a stolen jet ski was found. (Michael Haymans arrived at 11:05 a.m.)

VIII. Development Review Report

Chairman Herston had nothing to report. (Nate Cooley arrived at 11:08 a.m.)

IX. Old Business

Street Vacation – Debrah Forester mentioned this item was tabled from last month, and since then, she met with Mr. Hart and Dr. Levy. Mr. Hart is present today. Although Dr. Levy was invited, he chose not to attend but advised Ms. Forester during their meeting that he had no objections to the street vacation. Roxann Read noted she is not aware of any problems with this vacation. **A Motion was presented by Mike Haymans and seconded by Charlotte Ventola to approve the street vacation at Broad Street, Seneca Avenue and an unnamed alley or street in Block 5 of Seward’s Subdivision. Motion carried unanimously.**

Jim Herston mentioned Item IV was skipped and asked if there were any deletions or additions to the Agenda. Grace Amodeo noted the Minutes indicated a map would be prepared showing the proposed locations of the wayfinding signs and revisited at today’s meeting. Ms. Forester advised the map was not ready. Mr. Herston asked that an Item be added under Old Business – a presentation by Public Works of the Melbourne Street Bridge.

Lot Maintenance Update – Ms. Forester announced a lot maintenance quote has been received. The contractor is currently working with the Parks & Recreation Conservation Charlotte Program. Ten lot owners have agreed to participate in the program; one owner of property across from the park remains uncommitted. Staff is talking with this owner about a partnership which could help with overflow parking.

Riverwalk Update – Ms. Forester reported the meeting with property owners on December 7 did not go as anticipated. There was a presentation on the real estate market. Market predications and property owner expectations were not the same. Discussion followed regarding future plans for this area which included: business residential, a quaint village, and FEMA flood regulations. It was suggested that direction be obtained from property owners and passed on as a recommendation to BCC.

Hands Across the Harbor – Debrah Forester distributed flyers to all Committee members and asked that they be posted in areas where the public can see them. The event is open to everyone so the flyers can be posted outside the CRA area. Raffle tickets will be sold at the event; participation in the event is not required. Mike Haymans has recorded a public service announcement and it is being played on the Clear Channel stations. A press release has also been prepared.

Comprehensive Plan and Zoning Code – Debrah Forester reported the zoning code revisions are on the top of her “to do” list. Roxann Read advised the Comprehensive Plan 2050 has been challenged and a hearing is scheduled in February. Ms. Read has not yet heard back from the McDonalds’ corporate office regarding the rezoning and will continue to try to make contact. Discussion followed. Dumas property should be kept in the process. Ms. Read took this back to her department and was told the Dumas property is too small; if the current owner was to vacate the business, the lot is too small to redevelop under current zoning. Mr. Hayman stated the goal is to incrementally change that area.

Kelly Slaughter was not present to discuss Melbourne Street Bridge.

X. New Business

Punta Gorda Boaters Alliance Meeting Update – Garland Wilson attended Punta Gorda Boaters Alliance meeting on December 16. The Alliance was formed to promote boating in Punta Gorda and they are currently trying to reestablish the group. Some of the members want to include all of Charlotte County but others want to stay open only to boaters in Punta Gorda. The majority

seemed to want to stay Punta Gorda based so Mr. Wilson did not feel the Advisory Committee needed to be a member. Debrah Forester was requested to write a letter saying no thank you to the Alliance. Mr. Wilson suggested participation in the Marine Advisory Board might be more beneficial to the Advisory Committee. Grace Amodeo agreed and suggested that someone go to some of these meetings to learn more and see if money might be available for the Riverwalk project, or invite someone from the Marine Advisory Board to come to a CRA meeting. It was also suggested that someone from the Charlotte Harbor CRA Advisory Board be appointed to the Marine Advisory Board. Garland Wilson has a list of meeting dates for Marine Advisory and will attend the next meeting. Ms. Forester will review membership requirements for the Marine Advisory Board. Ms. Forester stated she has attended several meetings to present the Harborwalk project to various committees including Beaches & Shores and Parks and Recreation. Improved parking and boater access, including kayak and sailboat launches would qualify for grant dollars.

Edgewater Property – Ms. Forester advised that the old YMCA property located on Edgewater is often mentioned to EDO business prospects as a possible site. This site may be considered as a brownfield area and, if so, business prospects would be able to take advantage of up to \$2,500 in incentive funds for each new employee. Ms. Forester asked Kimley Horn to prepare a preliminary report to determine the allowed size of a building on this property. It would be a good location for a company headquarters. Ms. Forester is currently working on an ECAP expansion of the Brownfield designation and would like to include this piece of property. Mike Haymans asked if there is anything onus to property owners who have property surrounding the brownfield area. Ms. Forester noted that surrounding properties can choose to be included in the Brownfield designation. Staff is also looking into calling the area an Enhancement site. The Brownfield statute has changed over the past few years and now allows it use in redevelopment areas. Discussion followed. Consensus of the Committee was for Ms. Forester to review the Brownfield designation issues reported to the American Planning Association and report back.

XI. Correspondence/Communications

- Minutes from the Punta Gorda CRA meeting of December 1, 2010 were distributed with the Agenda packets.
- Elizabeth Spicer's report is not included; she has been out of the office for personal reasons.

XII. Public Comments

Maria Demota recently rented a pavilion at the park and reported an issue she experienced with homeless people. She felt like she was being run off even though she is the one who paid for the use of the pavilion. Nate Cooley shared a similar situation which occurred during the Dog Show event. The following suggestions were offered: have a sign posted with the Sheriff's Office contact information; add an extra cost to have a patrol person on site; and recommend to the BCC a drinking ban in the park for a limited time unless permit is secured in hopes the offending group would move on. Discussion followed. Mr. Haymans did not wish to support a temporary ban. Ms. Forester will talk with Mr. Jackson, Director of Community Services, regarding the posting of a sign and request a handout be included with the application.

Cassandra Wooden agreed this is a serious situation stating that a lot of money has been spent to improve the area and the park is mostly used by loiterers. Mr. Haymans suggested this be included as an item of a future Agenda. Mr. Wilson agreed and recommended the County Attorney's Office and the Sheriff's Office be invited to that meeting.

Gene Palowski with Team Punta Gorda brought in a copy of the new Ring Around the Harbor Map/Brochure, which includes the Charlotte Harbor CRA. Enhancements to brochure must be

received prior to January 25. The Charlotte Harbor National Estuary Program is paying for this brochure and would like it to be an educational adventure. Staff will work with Mr. Palowski.

Cliff Kewley stated real estate goes in cycles and the CRA Committee needs to have its priority in place. He suggested that forming subcommittees may help to move things along. Mr. Haymans mentioned Sunshine issues come into play if more than one Committee Member is on the subcommittee. Mr. Kewley mentioned his interest is in encouraging use of the Harbor and asked if the Committee was interested in promoting small boats in Charlotte Harbor and launch ramps. Mr. Kewley has been appointed to the Beaches and Shores Committee and he is hoping to get attention for the beaches and shores in District 5.

XIII. Staff Comments

Debrah Forester suggested a workshop be set up to review the redevelopment plan, which is at its 5 years mark. The Advisory Committee could examine its priorities and vision. Chairman Herston asked Ms. Forester to schedule a special meeting at the end of the month. Ms. Forester suggested a few hours be set aside and she will try to secure the Historical Center for this meeting. A joint meeting with BCC could be held in March.

Ms. Forester reported that Kimley Horn received comments from the FDOT and will put together the necessary revisions and resubmit.

XIV. Attorney Comments - Attorney Rooney was not present.

Member Comments

Charlotte Ventola advised she received a letter from the Charlotte Harbor Water Association and contacted Paul Brayton, who advised he has been in contact with State representatives because he did not believe more water restrictions are necessary. Ms. Ventola asked if the Committee would like her to talk with Commissioner Starr to see if the BCC has written a letter regarding the additional restrictions proposed by the EPA which could impose more costs for water on residents. Mr. Haymans suggested the Committee first understand the reasons for regulations. He supports relief if there is no polluting but would need to read the report to understand the thresholds being monitored and regulated. Mr. Haymans suggested a presentation by Charlotte Harbor Water Association and their scientists to get better educated.

Grace Amodeo mentioned she attended today's BCC pre-agenda meeting and learned special attention is being given to finding grants for the new Medical CRA. Ms. Amodeo noted she requested Charlotte Harbor CRA be kept in mind when staff is looking for grant funds.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, February 7, 2011 at 11 a.m. in Room 119 of the Charlotte County Administration Center.**

XVII. Adjournment

There being no further business, the meeting **ADJOURNED** at 12:54 p.m.

Respectfully submitted,

Kathy M. Knee, Recorder
/kmk

Approved: _____