

**MINUTES**  
REGULAR MEETING  
CHARLOTTE HARBOR  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE  
**Monday, July 11, 2011 – 10:30 a.m.**  
County Administration Building – Room 119  
18500 Murdock Circle, Port Charlotte, FL 33948

**Members Present**

James Herston, Chairman  
Grace Amodeo, *Secretary*  
Eddie Hale  
Garland Wilson

**Members Absent**

Nathaniel Cooley  
Michael Haymans, *Vice Chairman*  
Charlotte Ventola

**Staff Present**

Commissioner Stephen R. Deutsch  
Debrah Forester, Redevelopment Manager  
Roxann Read, Planner II  
Elizabeth Spicer, Event Planner  
Kathy M. Knee, Recorder  
Matt Trepal, Growth Management  
Joanne Vernon, Public Works

**Guests**

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**I. Call to Order**

Chairman Herston called the July 11, 2011 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:30 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 Grace Amodeo and seconded by Garland Wilson to approve the Minutes of the May 24, 2011 Special Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written. Motion carried unanimously.

A motion was presented by Grace Amodeo and seconded by Garland Wilson to approve the Minutes of the June 6, 2011 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written. Motion carried unanimously.

**VI. Commissioner Comments**

Commissioner Deutsch noted he is receiving about 3 or 4 calls a month asking when something will be happening at the foot of the bridge, the Harborwalk. Debrah Forester noted this topic will be updated later in the meeting.

**VII. Public Comments**

Mike Hamilton distributed information and introduced himself as a Charlotte Harbor property owner and a realtor with Michael Saunders & Company. Mr. Hamilton introduced Jim Hammer, also with Michael Saunders & Company. Mr. Hamilton reviewed the information he handed out and explained that a group of property owners have joined together to create a destination location, which could include a 100-200 room hotel, an aquarium and/or a museum. Mr. Hamilton also introduced Janet Hamilton, his wife and the manager of Banana Bay Hotel. Mr. Hamilton stated that parking needs to be addressed and the closure of Bayshore; he requested direction from the Advisory Committee so the property owners can move forward. Jim Herston reported that the Advisory Committee has discussed the closing/vacating of Bayshore and is agreeable to this. With regard to parking, Mr. Herston noted the regulations address a 0-9 foot building set back. This project may need to be filed as a Planned Development (PD) and parking specifications would need to be approved by the BCC. The group plans to hire an engineer and an architect to determine a target for marketing. The group will send out a bi-monthly newsletter to keep everyone up to date.

Mr. Hamilton requested the Committee members share their ideas on other things that could fit into this project. He mentioned that there is a lot of interest in the area. Grace Amodeo suggested a scientific, hands-on activity center for children and a boat ramp for small boats and kayaks. Mr. Hamilton also thought a port for seaplanes could be considered. Jim Herston reported he met with Mr. and Mrs. Hamilton and talked about DRC requirements. Eddie Hale stated he works at Portofinos, which is a property included in the plan Mr. Hamilton discussed.

**VIII. Development Review Report**

Chairman Herston had nothing further to report.

**IX. Old Business**

Water Management Update – Joanne Vernon reported there is still no conceptual permit. Additional information has been requested and is being addressed. Ms. Vernon noted that once the permit is received there will be \$250,000 on hand for BMPs and asked for direction as to how the money should be spent. Jim Herston asked Ms. Vernon to supply the Committee a listing of the BMPs so they would have a better idea of the available choices. Ms. Vernon will e-mail information to Debrah Forester to forward to members. Mr. Herston requested that this item be added to next month's Agenda so the Committee can discuss the BMP list.

Melbourne Bridge Update – Garland Wilson mentioned he read in the newspaper that the Commissioners approved the Melbourne Bridge project but Public Works would not be starting the project until the end of the year. He asked why it would not be starting earlier. Debrah Forester said permitting and mobilization is needed before the project could start. Going forward, a Melbourne Bridge Update will be an Agenda item each month.

Comp Planning & Zoning Code – Debrah Forester mentioned that this item is a monthly update. Ms. Forester asked if zoning changes are necessary for the destination project. Matt Trepal stated typically a hotel does not count in residential density but the project may need a closer look if the business were to include extended stay with kitchen facilities. Usually the number of people who live in extended stay accommodations does

not constitute a large number and Growth Management is looking for a better solution county-wide. If this is not changed county-wide it may be revised to address this issue in Charlotte Harbor alone. Discussion followed regarding zoning, the Coastal High Hazard Area and TDUs.

Jim Herston asked Mr. Trepal for a brief update on the comp plan and any rezoning that may relate to the Charlotte Harbor CRA. Mr. Trepal reported the comp plan challenge has been resolved and as of June 15, the Smart Charlotte 2015 Comp Plan is in effect. Land development regulation review and revision is on going. Growth Management is currently working on the special district section. EAR based amendments will probably be transmitted at the end of the year along with amendments to the comp plan. The Charlotte Harbor section was distributed at the last meeting and should be reviewed and discussed so comment can be given back to Growth Management.

Roxann Read has been in contact with McDonalds but has not received a final response from its corporate offices. Paul Hart's street vacation was denied due to lack of input from surrounding property owners. He may resubmit in 6 months.

Whidden Park Update – Jim Herston reported the Whidden Park Subcommittee has met three times. A quote for a survey has been requested. Another meeting is scheduled in about two weeks.

Bayshore Live Oak Park/Bench Project Update – Elizabeth Spicer reported the bench project is very popular. Seven sponsors have already committed; three sponsorship spots remain available. The theme for the benches is historical Charlotte Harbor. Ms. Spicer also reported the fishing tournament is a very popular event and she has been thinking about a singles tournament. There were about 1,000 people in the park on the 4<sup>th</sup> of July. Ms. Spicer reviewed upcoming events.

2012 Hands Across the Harbor Event – Debrah Forester noted a committee meeting is scheduled later this month. Charlotte Harbor Environmental Center has been invited to partner on this event. Zoomers will time the run and mark the course. Volunteers are needed to help direct parking and distribute water. This event will be held on January 28 and will start in Bayshore Live Oak Park at 8 a.m.

Harborwalk/FDOT Update - Debrah Forester reported that a new work order assignment was approved with Kimley-Horn to complete the Phase I construction documents because of additional requirements due to the federal grant dollars that will construct this project including an environmental assessment and additional review by FDOT. The 100% plans have been submitted to FDOT and we anticipate approval in the next 30 days.

**X. New Business**

August Meeting – Garland Wilson mentioned he was going to suggest taking August off but since there is a lot of work that needs to be done on the comp plan he will withdraw this suggestion.

BCC CIP Workshop, August 1, 2011 at 1:30 p.m. - Debrah Forester noted there will be two items that will impact the Charlotte Harbor CRA on the August 1 Workshop Agenda:

1) the Harborwalk's \$2.6M loan (\$1.3M now and \$1.3M the next year) contingent upon getting an agreement signed by FDOT for reimbursement of funds and the permit needs to be in hand; and 2) funding for Bayshore Live Oak Park was submitted by Community Services for \$100,000 for shoreline restoration and stabilization and \$1M for buying land for additional parking areas.

**XI. Correspondence/Communications**

- Minutes from Punta Gorda CRA meeting of June 1, 2011 were distributed with the meeting packet.
- Riverwalk Assembly Update was included with the meeting packet. Mr. Hamilton sent an e-mail with a project update. Staff will need to furnish copies to those members without e-mail accounts.
- Special Exception – Pinnacle Street Academy of Little Achievers Application – This application did not come before the Advisory Committee prior to going to Planning; this was an oversight.

**XII. Public Comments**

Cliff Kewley talked about priorities and was pleased to hear Mr. Hamilton's plan. He suggested the need for an advocacy group to support Mr. Hamilton's ideas and thought this may fall on the Advisory Committee.

**XIII. Staff Comments – None.**

**XIV. Attorney Comments – None.**

**XV. Member Comments**

Eddie Hale asked how the Riverwalk and Harborwalk will come together. Debrah Forester noted a promenade connect was a long range goal. Mr. Hale also asked how traffic would be routed if Bayshore was closed off. Ms. Forester suggested the traffic might be routed to Shear Street near the bakery or at Central and Shear but this decision would be finalized once a concept plan is developed and the BCC approved the plan.

**XVI. Next Meeting Date**

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, August 1, 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 12:25 p.m.

Respectfully submitted,

*Kathy M Knee*

Kathy M. Knee, Recorder

/kmk

Approved:           08/01/11