MINUTES - Corrected
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, September 12, 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*
Nathaniel Cooley
Eddie Hale
Garland Wilson
Charlotte Ventola

Members Absent
Michael Haymans, *Vice Chairman*

Staff Present
Commissioner Stephen R. Deutsch
Debrah Forester, Redevelopment Manager
JoAnn Vernon, Community Development
Elizabeth Spicer, Community Services

Guests

I. **Call to Order**
Chairman Herston called the September 12, 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** – Debrah Forester asked that an Update of the Bench Project be included under Old Business. Ms. Forester noted that Ms. Spicer will be arriving at today's meeting around 11 a.m. and will give an update on her activities. Ms. Forester requested that two new items be included under New Business: 1) Cafes (requested by Charlotte Ventola); and 2) Regional Planning Brownfield Grant Request and Support (requested by Debrah Forester).

V. **Approval of Minutes**
A motion was presented by Grace Amodeo and seconded by Garland Wilson to approve the Minutes of the August 1, 2011 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written. Motion carried unanimously.

VI. **Commissioner Comments**
Commissioner Deutsch noted that a possible solution to alcohol consumption in the Bayshore Park could be to ban the use of alcoholic beverages at all County facilities in the three redevelopment areas (Charlotte Harbor, Murdock Village and Parkside Medical Arts District) except when the function has been permitted for alcohol use. If this is something the Advisory Board is interested in doing, he would bring the suggestion to the BCC under Commissioners Comments. If he has the support of two other commissioners, the County Attorney could prepare an Ordinance. Discussion followed which included infringement of civil liberties. **A motion was presented by Nate Cooley and seconded by Grace Amodeo to recommend to the Board of County Commissioners that an Ordinance be approved which would ban the use of alcohol in County facilities located in the three County Community Redevelopment Areas, ~~expect~~ except by permit. Motion carried unanimously.**

VII. **Public Comments** - None.

VIII. **Development Review Report** - Chairman Herston had nothing to report.

IX. **Old Business**

Water Management Update – Joanne Vernon reviewed the Master Watershed Plan and recommended BMPs #6 (Eaglet/Harbor – add new pipe) and #29 (Bayshore/Church) both dealing with flood reduction. Both BMPs are part of Phase 1 and should be easy to permit and construct. Construction costs for #6 would about $89,000; #29 would be about $100,000. With permitting fees, the grant/budget total amount of $250,000 would be fully used. Discussion followed regarding flood issues, the phases, easements, and stormwater on US 41. Jim Herston explained that the primary goal is to improve the drainage system so that everyone can discharge with less impact and he supports Ms. Vernon's recommendations. Mr. Wilson thought there were other solutions not yet explored.

Ms. Vernon added that BMP 38 is a quick clean up that will be handled by the Maintenance & Operation Department with MSBU funds. Mr. Hale agreed that this area near the cemetery has a lot of ponding and would benefit from the cleanup. Discussion continued regarding the various BMPs.

A motion was presented by Charlotte Ventola and seconded by Garland Wilson to move forward with Ms. Vernon's recommendation to use funds for BMP #6 and #29. Motion carried unanimously.

Debrah Forester asked if Elizabeth Spicer could give her update and report on the Bench Project next. Ms. Spicer noted the Scavenger Hunt had terrific press coverage and it looked like a good time was shared by all. Ms. Spicer also noted the artists have picked their benches and installation is set for November 9; judges will announce their decisions and award prizes at the Bayshore Wine Festival on November 19. All sponsorships for this event have been committed. Ms. Spicer reported on upcoming events and indicated sponsorship response for events is very positive. A special note – Waste Management is has a $4,000 sponsorship for the Hands Across the Harbor Event.

Grace Amodeo suggested the area schools be invited to use the park for class trips and since the children are accompanied by their parents at other times, it would be good to have some focus on children activities. Garland suggested an eco-field trip could be set up with the schools. Ms. Spicer noted that there are children's activities planned for Halloween and Christmas. Ms. Spicer detailed the Bench Project Award/Wine Festival event. Bench positioning is being handled by David Milligan. One of the artists had to back out of the contest due to time restraints. Ms. Forester asked the Committee if they would approve inviting Clif Lundberg to be a replacement. If Mr. Lundberg is not available, it was also suggested, that someone from the high school be invited as an alternative artist. The Committee agreed to ask Mr. Lundberg to participate.

Comp Plan Update – Riverwalk – Debrah Forester stated that a discussion regarding updating the comp plan, specifically the Riverwalk density is needed. To increase density for 15 or 24 units per acre, the proposal would need to be brought forward to the Planning Commission, Community Development and the BCC. This increase would only apply to the area at the foot of the bridge. This item needs to be finalized before the October CRA meeting and Ms. Forester requested a special meeting be scheduled to do

some clean-up on both the zoning code issue and to try to resolve some of the name changes, such as mixed-use and commercial. The goal is to make it easier for people to understand the code. There is difficulty in understanding the entitlements because changes have been made to the map but density has not been assigned. The committee agreed to hold a special meeting to discuss the comp plan on September 19. Ms. Forester will try to schedule this meeting in Room B-106. Notices will be sent out to the committee members and posted.

Melbourne Street Bridge Update – Ms. Forester mentioned that the contractors who are doing the bridge are required to hold a public meeting, which will be held on September 19 at the Charlotte Harbor Event Center from 4 – 6 p.m. to discuss traffic management and the construction schedule. Ms. Forester noted that there will be an item on the BCC Agenda in October to dedicate this bridge to Dick Loftus. Ms. Forester asked that there be someone at the meeting to confirm the CRA's Committee's support. Both Grace Amodeo and Charlotte Ventola stated they would be in attendance.

Whidden Park Update – Jim Herston advised that there has been no recent activity due to summer vacations.

Harborwalk Project – A memo to the Marine Advisory Committee was included in the meeting packet. Ms. Forester noted that since then notice has been received from FDOT that the plans were accepted. Work is being done on the air and space agreement and the advanced reimbursement for moving this project forward.

Hands Across the Harbor – Ms. Forester noted that she has nothing to add to this item since Ms. Spicer's presentation covered the event.

X. New Business

Sibley Bay Property – An aerial was included with the meeting packet. The County was able to purchase property using SHIP funds and is scheduled to close on the property on September 15; demolition will be soon thereafter. This property will then be used for a mixed-use project – retail on the first floor, housing units on the 2nd and 3rd floors. There are some interested developers. Comp Plan will be changed to mixed-use and a density transfer will be done.

Community Challenge Grant – Ms. Forester reported that Roxann Read has been working on this grant, partnering with the Parkside Medical Arts District to create opportunity for additional funding. Projects included in the grant include: Sibley Bay property; the Trails and Wayfinding project at Parmley Street and Sibley Bay to create complete streets and the US 41 Road Diet – make it pedestrian friendly from Kings Highway to Parmley Street. These items are all in our current work plan.

Brownfield Coalition Grant – Ms. Forester noted this is a grant the Regional Planning Council will be submitting and partners include the Charlotte Harbor/Punta Gorda MPO and Charlotte County. This grant is a brownfield planning grant that will go down the US 41 Corridor from the Sarasota/Charlotte County line down to the Lee/Collier County line. This is a regional grant for the assessment of potential brownfield sites that will encompass 1 mile on either side of US 41.

A motion was presented by Eddie Hale to authorize the Chair to sign the letter of support for the Brownfield Grant; this motion was amended by Nate Cooley to include all letters of support for items previously discussed at Committee

Meetings; amendment to motions accepted; Charlotte Ventola seconded the amended motion. Motion carried unanimously.

Internet Cafes – Charlotte Ventola presented an article from the Ocala area about internet cafes that are gambling/casino operations and asked Ms. Forester to have it copied and forwarded to the other members.

XI. **Correspondence/Communications** – The following items were included with the meeting packet:

a) Minutes from Punta Gorda CRA meetings of August 3, 2011
b) Road Diet Information
c) Elizabeth Spicer Report
d) Evaluation Matrix of Great Places

XII. **Public Comments** – None.

XIII. **Staff Comments** – None.

XIV. **Attorney Comments** – None.

XV. **Member Comments**

Eddie Hale asked the members to think about refitting the pier near the bathroom to give boats the ability to dock there and walk around Bayshore Park. He also mentioned the floating docks are being built for the disable sailors' regatta and thought they may have a reuse value in the community. Garland Wilson mentioned that some of the floating docks will go to the City Punta Gorda and some to the County. Mr. Hale also mentioned that new businesses coming into the area should be recognized by the CRA – similar to a Welcome Wagon.

Charlotte Ventola mentioned the newspaper article about the group interested in blocking off Bayshore Drive and developing a large parcel of land. This idea was brought up about 5 or 6 years ago by some of the same people.

Grace Amodeo asked that meeting notices be placed in the kiosk in Bayshore Park. It would be good to hear input from residents about the height restrictions.

XVI. **Next Meeting Date**

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, October 3, 2011 at 11:00 a.m. in Room 119 of the Charlotte County Administration Center.**

XVII. **Adjournment**

There being no further business, the meeting **ADJOURNED** at 12:59 p.m.

Respectfully submitted,

Grace E Amodeo

Grace Amodeo, Secretary
Charlotte Harbor CRA Advisory Committee

Approved: 10-3-11