

MINUTES
SPECIAL MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, September 19, 2011 – 10:00 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Grace Amodeo, *Secretary*
Nathaniel Cooley (Arrived at 10:20)
Eddie Hale
Garland Wilson
Charlotte Ventola
Michael Haymans, *Vice Chairman*

Staff Present

Debrah Forester, Redevelopment Manager
Roxann Read, Community Development
Matt Trepal, Community Development

I. Call to Order

Chairman Herston called the September 19, 2011 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10.04 a.m. in Room B-106 of the Charlotte County Administration Building. Mr. Herston requested that the Pledge of Allegiance be added to the agenda and then he led the members and the audience in reciting the Pledge of Allegiance.

II. Roll Call/Determination of Quorum

Roll call was taken; Secretary Grace Amodeo confirmed a quorum was present.

III. Additions/Deletions to Agenda – None.

IV. Commissioner Comments - None.

V. Public Comments – Gloria Kelsey stated that she came to get more information but had no comments.

VI. Comprehensive Plan

Matt Trepal presented an overview of the intent of a Comprehensive Plan and then proceeded to discuss the existing plan and proposed changes. Mr. Trepal passed out several maps that represented the information. Since there are 14 existing land use categories currently in Charlotte Harbor, staff is recommending that some of the districts be combined. Mike Haymans asked the committee members if there was consensus to reduce the number of categories.

Mr. Trepal explained the Mixed Use land use category and noted that the proposal would incorporate NBR, CT and MU. The difference is density. The zoning code would address the other differences. Mr. Trepal explained the difference in zoning versus comprehensive plan designations. Zoning is considered a weaker standard since it is approved at the local level. Changes to the Comprehensive Plan require state review and additional public hearings.

Following the presentation of the Community Development recommendations, Mr. Trepal noted that Ms. Forester had brought up the Riverwalk area, which is identified in the Charlotte Harbor CRA Redevelopment Plan. Ms. Forester reminded the committee

of the series of meetings that had been held with the property owners in the Riverwalk and the increase in height to 90 feet if performance standards were met.

Action Item: Proposed Riverwalk Comprehensive Plan district. The committee supported the creation of a separate Riverwalk District instead of including it in the Mixed Use land use category.

Action Item: 15 dwelling units vs. 24 dwelling units. The committee supported to increase the density to a maximum of 24 units. The committee was reminded that several of the properties within the Riverwalk District are currently zoned as CI and have no density assigned to them. In order for them to achieve 24 units per acre, transfer of development rights would need to be completed, which requires a purchase of those density units. The committee recommended 5-2 to raise the density to 24.

Action Item: Boundary of Riverwalk District. After discussion the committee agreed to keep the Riverwalk District boundary as identified in the Redevelopment Plan. The committee agreed to change the block between Pinion and Main Street to Mixed Use instead of Coastal Residential. This parcel would be a transition between the Riverwalk and Coastal Residential.

Action Item: Mixed Use map change. Staff presented a concept that would have changed the commercial land use designation along US41 on the west side of US41 to mixed use. Staff noted that some of this area is identified as the "Gateway" area in the Redevelopment Plan and the Gateway area is referenced in the zoning code to allow for up to 90 feet if specific design standards were met. Ms. Forester raised the issue of providing that height based on performance standards. The current code allows for up to 60 feet in the commercial district and if the property was rezoned to a PD no maximum height is applied. After discussion, the committee's recommendation was to keep the commercial land use category in this area and not change it to Mixed Use.

Action Item: Mixed Use vs. RMF 15 – Matt Trepal pointed out the one parcel located on the west side of US41 that is surrounded by Coastal Residential. It is zoned RMF 15, staff is recommending that it be included in the Mixed Use category. The committee agreed.

Action Item: Mr. Trepal reviewed the annotations on the map. These annotations note the existing density on the parcel. Several properties have "0" density currently but if TDUs are approved the density would be raised from "0" to the new amount based on the transfer. The committee approved the concept.

VII. Zoning Code Revisions

Due to the time, the committee agreed to postpone the discussion of the zoning code changes until the next regular meeting scheduled for October 3.

VIII. Property Owners Meeting

Ms. Forester suggested that a property owners meeting be held once the committee finalize all of the changes. After discussion, it was agreed to have a meeting on the Comprehensive Plan changes once the committee had reviewed the map changes discussed today and the proposed text change. Ms. Forester requested suggestions on proposed meeting locations. Ms. Forester will investigate the options and report back to the committee.

IX. Public Comments – None.

X. Staff Comments – None.

XI. Attorney Comments – None.

XII. Member Comments

Eddie Hale asked about the recreational land use designation on the eastern boundary of the CRA. Mr. Trepal noted that it was the golf course property.

XIII. 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.**

XIV. Adjournment

There being no further business, the meeting **ADJOURNED** at 12:05 p.m.

Respectfully submitted,



Grace Amodio, Secretary
Charlotte Harbor CRA Advisory Committee

Approved: October 3, 2011