MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, October 3, 2011 – 11:00 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present
James Herston, Chairman
Michael Haymans, Vice Chairman
Grace Amodeo, *Secretary*
Eddie Hale
Garland Wilson
Charlotte Ventola

Members Absent
Nathaniel Cooley

Staff Present
Commissioner Stephen R. Deutsch
Debrah Forester, Redevelopment Manager
Matt Trepal, Community Development
Elizabeth Spicer, Community Services
Kathy Knee, Recorder

Guests

I. **Call to Order**
Chairman Herston called the October 3, 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**
Michael Haymans noted a revision is needed at Item VI – the last line of the motion should read "except by permit" instead of "expect". Mr. Haymans stated that if he were in attendance he would have voted against this action. **A motion was presented by Charlotte Ventola and seconded by Grace Amodeo to approve the Minutes of the September 12, 2011 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee with the following correction: at Item VI change the word "expect" to "except" at the last line of the paragraph. Motion carried unanimously.**

A motion was presented by Mike Haymans and seconded by Grace Amodeo to approve the Minutes of the September 19, 2011 Special Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written. Motion carried unanimously.

VI. **Commissioner Comments** - Commissioner Deutsch was not available at this time but this item will remain open.

VII. **Public Comments** - None.

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

IX. Old Business

Zoning Code Revisions – Debrah Forester noted a copy of the Zoning Code Revisions were included in the meeting packet and introduced Matt Trepal. Roxann Read distributed copies of an Existing Zoning Map and a Proposed Zoning Map.

Mike Haymans noted that there have been discussions and a fair number of Advisory Committee members have agreed with the argument that if you restrict the height in mixed use areas within 1,200' of the water, the area where you call on 10-15 units per acre cannot be developed at the permitted density without some height. He thought there was agreement to have the ability to seek 60' with a special exception, which would allow for the public process. Mr. Haymans recommended allowing the height to go up to 60' with a special exception, at least in the mixed use.

Debrah Forester stated that she did not believe the mixed use was finalized but the NBR district was done with the zoning changes about a year ago. In the NBR district the height is 35' with the option to go up to 40' with a special exception. Ms. Forester suggested a vote be done today to determine heights for special exceptions in mixed use. Charlotte Ventola asked for a brief explanation of the difference between special exception and PD. Matt Trepal responded that definitions could differ from state to state but in Florida a PD is a complete rezoning of the property. A special exception is a hearing before Board of Zoning Appeals (BZA) to obtain specific uses with conditions within specific zoning districts. A variance is for the dimensional standards on the lots; you cannot get a variance for a use. Mike Haymans added that a variance is used to seek relief from the code due to a hardship not brought on by the property owner; you must meet all 6 criteria to obtain a variance. Special exception is when a use is allowed in the zoning so long as it is controlled and meets certain criteria. PD is a custom made zoning district created for a piece of property. There was discussion on the role the Advisory Committee has on reviewing items that are presented to the BZA. Ms. Read stated the BZA requested that someone from the Advisory Committee be available at the meeting to testify to the Committee's stand. Although a letter has been used in the past, attendance is preferred.

Matt Trepal noted the draft version of the zoning code includes revisions by Community Development and Debrah Forester.

Garland Wilson questioned the requirement for a maximum front yard of 25'. Debrah Forester noted this was decided to better serve a walkable community and could change if the Committee decided.

Discussion followed regarding the no fill requirement, stem walls and pilings. This will be eliminated from the zoning code because it is included in the general code.

NBR - Debrah Forester noted that the NBR is the area north of Seneca to just below US 41 and the issues today are: what should be the maximum height in this area; and should setbacks be revised. The consensus of the Committee was to have maximum height at 50' and sets backs throughout should be10'.

B.4.a. and b - Charlotte Ventola questioned having staff determine compatibility instead of the advisory committee. Michael Haymans indicated that criteria should be determined which would be used a guide. Garland suggested the sentence end after the words "land uses" at B.4.a. Discussion followed and it was the consensus of the Committee to remove both paragraphs.

B.5. Commercial - remove sidewalk cafes because it is addressed in the general code. Off-street parking will have its own number; on-street parking will be removed.

B.6. Setbacks will be at least 15 feet; delete the words "half of building height".
B.7. Will be changed to 38 feet and 50 feet by special exception.

C. Setbacks will all be set at 10'; lot area 10,000 sf; lot width 80'.
C.2. Delete all.
C.5. 35' and 60' with special exception.

D. Change name to Riverwalk District; Setbacks should be changed to 10'.
D.2 Remove a and b; revise language at c to that used in used in NBR mix of uses.

Melbourne Street Bridge Update – Debrah Forester thanked those who attended the recent meeting. An Item for the dedication of the bridge to Dick Loftus will be put on the October 24 BCC Agenda. Construction will begin within next 30 days.

Harbor Walk Project Update – FDOT accepted plans. A lease agreement is being prepared. A resolution will be brought before the BCC in November noting this site is for public purpose and requesting advanced reimbursement from FDOT.

Hands Across the Harbor – Debrah Forester advised the registration for the Hands Across the Harbor event is now open and sponsorship opportunities are available. A copy of the Sponsorship and Registration forms were included in the meeting packet. Charlotte Harbor Environment Center is a partner; Waste Management will be the title sponsor and Fawcett Hospital has agreed to be a Harbor Champion Sponsor at the $500 level. Additional sponsors are needed.

Sibley Bay Property – Small Scale Plan Amendment, Rezoning – Staff will be going forward with a small scale amendment which is scheduled in November for the P&Z and then BCC in January to change the future land use map and zoning to NBR. A Request for Proposal is being drafted to solicit developers to acquire the site and build a mixed-use project. Density units will be needed for the site. Debrah Forester has been working with Community Development to secure some Coastal High Hazard units for the Charlotte Harbor CRA to use as an incentive to encourage redevelopment. The BCC will consider some density issues at the October 18 BCC meeting that may allow future density units to be available in Charlotte Harbor CRA.

X. New Business

New Business – Debrah Forester mentioned that at a previous meeting Eddie Hale requested we start recognizing new businesses. Ms. Forester reported G-Force Restyling moved into 23119 Foster Avenue, www.gforcerestyling.com. The EDO Newsletter will highlight Charlotte Harbor CRAs new businesses this month. Ms. Forester asked Mr. Hale if he would like to be the CRAs ambassador/greeter. Grace Amodeo asked that the businesses mentioned in the newsletter receive a copy of it.

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

a) Minutes from Punta Gorda CRA meetings of September 7, 2011
b) Letters of Support – Grant Applications
c) Internet Café Article

XII. Public Comments – None.

XIII. Staff Comments – Debrah Forester noted the following: a flyer for the ULI event was distributed and invited Committee members to participate; a weatherization program is available for low income residents; and the 3rd Annual Energy Options Conference is on October 5.

XIV. Attorney Comments – None.

XV. Member Comments

Eddie Hale mentioned he will no longer be working at Portofino's Restaurant in Charlotte Harbor and has acceptance a position with Enzymedica.

Garland Wilson commended Commissioner Deutsch for squelching the sidewalk issue. Mr. Wilson also noted he would like to see a shorter agenda.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, November 7, 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 1:12 p.m.

Respectfully submitted,

Grace E Amodeo

Grace Amodeo, Secretary
Charlotte Harbor CRA Advisory Committee

/kmk

Approved: _____