

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, November 7, 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*
Nathaniel Cooley
Garland Wilson
Charlotte Ventola

Staff Present

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

Members Absent

Eddie Hale

Guests

I. Call to Order

Chairman Herston called the November 7, 2011 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 11:05 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 – The Chair noted that under Old Business Items c. Comp Plan Map and d. Comp Plan Text will be moved in front of b. Zoning Code.

V. Approval of Minutes

A motion was presented by Mike Haymans and seconded by Grace Amodeo to approve the Minutes of the October 3, 2011 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written. Motion carried unanimously.

VI. Commissioner Comments - Commissioner Deutsch mentioned he has been away from the office and just wanted to touch base with the Committee.

VII. Public Comments - None.

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

IX. Old Business

Elizabeth Spicer noted the following: Ghost Stories Event had to be cancelled due to the weather. The November 19 Wine Festival looks like it will be bigger and better than last year but there is a need to find some wine donations. The January 28, 2012 Hands Across the Harbor Event is coming together and looks like it too will be bigger than last year. Ms. Spicer encouraged all Committee members to attend the December 11 Karaoke Christmas on the Harbor event.

Comp Plan Map & Text Revisions - Matt Trepal noted copies of the Future Land Use Map (FLUM) and Future Land Use proposed language changes were part of the meeting packet. The proposed

FLUM Map includes the changes previously discussed. The map changes are shown with dashed lines. Density and the Annotation labels were discussed. This map shows the current density and only those areas where changes have been made are addressed. Discussion followed regarding density as shown on map and industrial vs. commercial zoning. Mr. Trepal noted the trend in new documents is to be more general in the explanations.

A motion was presented by Mike Haymans and seconded by Nate Cooley to approve the Future Land Use Map as presented. The motion passed 5/1; Grace Amodeo did not vote.

A motion was presented by Mike Haymans, seconded by Nate Cooley and unanimously approved to accept the Future Land Use proposed text revisions as presented.

Zoning Code (Continued from October Meeting) - A copy of the Zoning Code was included with the Meeting Packet. Matt Trepal noted the next step is the Use Tables. Riverwalk will fall under CHT column. NBR single family homes were not intended for major roads. Matt Trepal suggested this falls under a Conditional Use. Conforming and non-conforming uses were discussed. There is a 120 day period in Charlotte Harbor CRA and other overlay areas; 1 year in general code. Code letters mean: P – permitted use by right; PC permitted with conditions, no special hearing required; SP – special exception, must go thru process.

The Use Tables were reviewed. Discussed ensued regarding homeless shelters and transitional housing. Michael Haymans stated the Advisory committee has the duty to suggest possible solutions for issues in the community and homeless shelters would be something the Committee should have input on. **A motion was presented by Michael Haymans, seconded by Nate Cooley to include homeless shelters as a Special Exception within the Mixed Use area.** Garland Wilson asked to amend the motion to include substance abuse centers. Discussion followed. **Mr. Haymans amended the motion to include homeless shelters, transitional housing, halfway houses and substance abuse centers as a Special Exception within the Mixed Use area. Nate Cooley seconded the amended motion and it was unanimously approved.**

Use Table discussion continued - No cemeteries in NBR. Matt Trepal deleted parking lot because it is not applicable. Communication towers are highly regulated under Federal Law. Nate Cooley asked if a tower could be on building top; Mr. Trepal said this was not considered but he will bring it up with staff. Solar is allowed on roof; questionable if it is stand alone. Commercial Uses - B&B vs. Hotel/motel discussed.

Under Restaurants/Bars some uses collapsed to retail sales and services. Outdoor restaurant seating should be made a use. Matt Trepal will get more info. Indoor and outdoor recreation was discussed. It was suggested this be revised to show PC for Indoor and SE for Outdoor. Bio-fuels language will be looked into.

Matt Trepal noted there is another section still to be done next month. A single document will then be presented for approval.

Melbourne Street Bridge Update – Debrah Forester reported the BCC unanimously approved dedicating the Melbourne Street Bridge to Dick Loftus. The bridge should be finished in April and a ribbon cutting will be planned for May.

Watershed Master Plan Update – Debrah Forester noted she has not heard back from Joann Vernon regarding the approval of the conceptual permit. There is a new grant application that has been posted by the Watershed Management District and Ms. Forester has talked with Ms. Vernon about the options of submitting another project to them for funding.

X. New Business

Brownfield Coalition Grant – A copy of the Letter of Support for the Brownfield Coalition Grant was included with the Meeting Packet. Mr. Herston pointed out an unfinished sentence. The letter was corrected and signed by the Chair.

Technical Assistance – Project for Public Spaces Grant - Ms. Forester reported on a Livability Solutions coalition grant. Workshops will be offered to 6-12 communities. Charlotte Harbor and Parkside CRA could benefit from this grant. **A motion was presented by Mike Haymans, seconded by Garland Wilson and unanimously approved to support this initiative.**

XI. Correspondence/Communications – The Minutes from Punta Gorda CRA meetings of October 5, 2011 were included with the meeting packet.

XII. Public Comments – Clif Kewley talked about the upcoming sailing competition and asked if boat manufacturing would be allowed in Charlotte Harbor. Ms. Forester advised this would not be an acceptable use in Charlotte Harbor but a boat manufacturer could go to the airport area or another heavy industrial area. Mr. Kewley noted that there are strong marketing campaigns going on for the other County CRAs and suggested Dick Loftus be asked to put together a Team Charlotte Harbor to market the Charlotte Harbor CRA.

XIII. Staff Comments – Debrah Forester reported she was asked to move out of her Historic Center office space but the conference room can still be used for meetings. Ms. Forester suggested an Advisory Board meeting be held at Bayshore Live Oak Park after the 1st of the year.

XIV. Attorney Comments – None.

XV. Member Comments - Grace Amodeo asked if there would be bike paths in the Riverwalk area. Ms. Forester confirmed there would be multi-use paths, which include bicycling.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, December 5, 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 1:25 p.m.

Respectfully submitted,



Grace E. Amodeo, Secretary
Charlotte Harbor CRA Advisory Committee

/kmk

Approved: 12-5-11