

**MINUTES**  
REGULAR MEETING  
CHARLOTTE HARBOR  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE  
**Monday, July 9, 2012 – 11:00 a.m.**  
County Administration Building – Room 119  
18500 Murdock Circle, Port Charlotte, FL 33948

**Members Present**

James Herston, *Chairman*  
Garland Wilson, *Vice Chairman*  
Grace Amodeo, *Secretary*  
Nathaniel Cooley  
Michael Haymans

**Staff Present**

Debrah Forester, *Redevelopment Manager*  
Roxann Read, *Planner II*  
Elizabeth Spicer, *Event Planner*  
Mike Koenig, *Community Services*

**Guests**

**Members Absent**

Charlotte Ventola

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**I. Call to Order**

Chairman Herston called the July 9, 2012 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 – Mr. Herston requested that Item X.a - Roberts House be discussed after Item XI. a.**

**V. Approval of Minutes**

**A Motion was presented by Grace Amodeo, seconded by Garland Wilson and unanimously approved to accept the Minutes of the June 4, 2012 meeting as written.**

**VI. Commissioner Comments**

Commissioner Deutsch was unable to attend today's meeting.

**VII. Public Comments**

Evelyn Loeffler noted she has read the Architectural Guidelines Resolution, which will be discussed later in the meeting, and questioned if the Architectural Guidelines are changing from voluntary to mandatory. Mr. Herston advised that the change from voluntary to mandatory actually took place in 2002, and today the recommended changes would be discussed.

Dick Loftus stated that he supported the CRA taking a 6-month option on the purchase of the Chester Roberts' property for the purpose of reaching out to the community to ascertain if there is community support to create a non-profit organization for the sole purpose of raising funds to purchase and maintain the property. The private sector must be willing to support this property. There has been discussion regarding having bed and breakfasts in this area and the Roberts' home would be suitable for this use. A bed and breakfast could generate sufficient funds to maintain the property in perpetuity. Chester Roberts was the first chairman of the CRA and through his leadership a redevelopment plan was created.

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VIII. **Development Review Report** – Jim Herston noted the structure for Advanced Auto Parts is under construction.

IX. **Old Business**

a. Bayshore Live Oak Park Playground Design – Mike Koenig, Community Services, reported funding has been secured for advancing the playground program and this includes equipment at Bayshore Park. His office reached out to two companies under the state contract program for proposals. Mr. Koenig distributed pictures of the equipment and layout planned for the Bayshore playground. Staff will try to bring a proposal to the BCC later this month. Discussion followed regarding curbing, the use of railroad ties or tie-like product to keep with theme, and flood tolerance of the pour-in-place product. With regard to a small lighted water feature spraying water into air where the children could play, Mr. Koenig noted this feature is being looked into and noted it is treated like a swimming pool; a pump is required. **A Motion was presented by Michael Haymans, seconded by Grace Amodeo and unanimously approved to accept the concept plan provided by Community Services and authorize them to move forward with the Committee's recommendation.**

Xa. Roberts House – Debrah Forester gave a brief history of the property. The Roberts house is located on the corner of Sibley and Seneca an area which was recently changed to NBR zoning. There is a main house and a 2-unit apartment. The inside of the house contains many artifacts/antiques from the 1920 – 1970s, which would be included with the purchase of the house. Some of these items could be sold after purchase. Securing this property would provide historical, educational opportunities as well as having the potential to have an artist's retreat, a gallery, retail/coffee shop. Ms. Forester noted that financial support is not being requested today but asked for the Committee's endorsement that this is something worth pursuing. A separate, non-profit foundation could be set up to take this on and do the fundraising. At least \$200,000 is needed for purchase and rehab of the facility. Elizabeth Burr is the selling agent for the house and represents Chester Roberts' daughter who would like this historical home to stay with the people of Charlotte Harbor because her father was so involved in the CRA. The asking price is \$100,000, which includes the contents but the seller expects the sewer hook-up, \$17,000, to be paid by the purchaser as well as taxes for this year which are about \$2,000. The seller is willing to do an option to allow the buyer the ability to raise the funds. Mr. Herston noted the Property Appraiser shows the value at \$64,000. Ms. Burr noted there are some discrepancies on the County site, one being the age of the building. Ms. Burr invited the Committee to tour the house. Elizabeth Spicer mentioned she has toured the house and would value the antiques in the house between \$50,000 and \$100,000. Ms. Spicer stated that under some agreement she would be willing to spearhead fund raising.

Garland Wilson asked who would own and operate the home. Ms. Forester noted that many historic homes are owned and operated by a non-profit Foundation or Historical Society. The CRA is not being asked to own and operate, only to endorse the concept. An appropriate owner would need to be identified.

Michael Haymans talked about the historical buildings that are located in Punta Gorda at Shreve Park. These buildings were donated to the Historical Society and the land they sit on is leased from the City for \$1. Mr. Haymans mentioned that the Roberts Home was brought to the Historical Advisory Committee for the County at a joint meeting with the City of Punta Gorda Historic Preservation Board. The conclusion of the group was that it sounds like a very nice home to save, yes there ought to be encouragement to save and preserve it, but because of the condition of the house a private person should be buying it. If the house can be a bed and breakfast, this would be a better project for a private investor. If it becomes an issue that a private investor does not take on this project, this item could be revisited and reconsidered.

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**A Motion was presented by Michael Haymans, seconded by Garland Wilson and unanimously approved to support the effort to save Roberts house in place and make it useful for historical purposes that fits the theme of the CRA.**

- b. Elizabeth Spicer Report – Elizabeth Spicer reported that \$800 was made this year. Ms. Spicer pointed out that none of the money budgeted for events was spent due to the use of in-kind services. Ms. Spicer thought more families were using the park since the alcohol ban was put in force.

Garland Wilson suggested that Ms. Spicer talk with Cliff Kewley about the kayak launch. Ms. Spicer acknowledged that she will talk with Mr. Kewley and take recommendations to Community Services.

- c. Work Plan – The work plan spreadsheets were distributed with the meeting packet. Michael Haymans asked if Ms. Forester had an opportunity to talk with Charlotte Ventola about this item. Ms. Forester and Ms. Ventola were unable to meet to discuss. Ms. Forester explained the updates made to the work plan. Nate Cooley asked staff to check previous Minutes to confirm the Advisory Committee's stand on the reclaimed water project.

Garland Wilson pointed out that the total TIF is paying for salaries and welcome sign maintenance; he suggested the Committee request the BCC to have the Economic Development Office pay for more of Ms. Forester's salary, the Parks Department pick up more of Ms. Spicer's salary and for a reduction in maintenance fees. Discussion followed regarding this suggestion and it was the general consensus that things are getting done and the team is good. Nothing currently needs to be done.

- d. Architectural Design Standards – A copy of the Architectural Design Standards with Garland Wilson's proposed revisions were distributed with the meeting packet. Debrah Forester asked if there were any questions or comments. Michael Haymans asked for the meaning of "use" average value. Mr. Wilson noted the language was taken from another municipality and agreed the word "use" could be deleted.

Discussion followed regarding a color chart and it was decided the notation to add a color chart should be deleted. Although there is a reference to colors and pictures on the website, they were not adopted as part of the code.

Ms. Forester asked for discussion on the section addressing 6x6 windows and 2x2 windows (Section 8 E on the marked up version) which seems to be an issue for some retailers with their display windows. Mr. Herston noted that this type of window is an option for points and not a requirement. Mr. Herston added that he thought more point options are needed.

Ms. Forester asked about a change to the section on Sheds at Page 10. It was previously noted that there was a loophole in this restriction. Mr. Herston suggested the Minutes be reviewed to determine what was previously discussed and/or voted on by the Committee.

Michael Haymans noted that on Page 7 at #2, under Secondary Roof Structures, Skylights..., the language could restrict solar collectors from being installed where they would be most useful. Mr. Wilson thought putting solar collectors on the front of the house would take away from the other architectural features.

Mr. Haymans also pointed at that in the Demolition section on Page 12, #1 it says there shall be no demolition until complete construction plans for the site are approved – but what if the property owner wants to tear down the structure and leave nothing?

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Staff will make changes and this item will be put on the September Agenda. It was requested that a Revision Date be included on the next copy.

- e. Harbor Walk Update – SWFWMD Permit and FDOT Funding – Debrah Forester advised that the SWFWMD permit has been received; a notice was published in the paper; a letter was sent to FDOT asking that the advance funding request be reconsidered now that the transportation bill has been approved. The lease with FDOT needs to be finalized by the attorneys but it is hopeful that it will go before the BCC at the end of August.
- f. Melbourne Bridge – Landscaping Plans – Debrah Forester advised the landscaping plans are at 60% and shared her copy with the Committee. Kelly Slaughter has given her comments to the architect. The Committee will be advised when the landscaping is schedule to be done.
- g. Walkable and Livable Communities Report – Debrah Forester mentioned a draft report has been received and is being reviewed by staff.
- h. Enhancement Zone Designation – Public Meeting – Ms. Forester reported the EDO has been talking with a party interested in Charlotte Harbor; the Enhancement/Brownfield Zone Designation would be a valuable tool. Property owners would be able to opt out if they were not interested in participating. Whidden Park, the 41 Corridor, the Riverwalk area and the County-owned Sibley Bay property would be the focus. A Public Meeting could be scheduled in late August, early September.
- i. Comprehensive Plan and Zoning Codes Revisions Update – Roxann Read advised that the Comp Plan will be released in late fall for public review.

**X. New Business**

- a. Roberts House was discussed earlier in the meeting.
- b. Charlotte Harbor CRA Public Meeting/Workshop – Ms. Forester suggested a Charlotte Harbor CRA Public Meeting be held in September or October to give the community an update, which could include zoning code changes, comp plan changes and the Enhancement Zone, if it goes forward. A brief discussion followed and it was determined that October would probably be best because it would fit in with the release of the Comp Plan by Community Development.

Garland Wilson asked if there was anything going on in Whidden Park. The area was a mess after Hurricane Debby. Mr. Herston advised that Public Works provided some cost estimates for improvements to the roads and utilities but nothing more has been done with the property owners.

**XI. Correspondence/Communications** – The following information was forwarded with the meeting packet:

- a. Minutes from Punta Gorda CRA meetings of June 6, 2012
- b. Newspaper Articles
- c. Harbor Style Magazine Article

**XII. Public Comments**

Cliff Kewley noted there needs to be more pressure put on the Economic Development Office to keep Charlotte Harbor in the forefront.

Mr. Wooden suggested that the point system used for the architectural design be revised to give more points for certain improvements; i.e., verandas are costly so more points could be awarded.

Evelyn Loeffler asked about the possibility of a contemporary structure. Jim Herston suggested that Ms. Loeffler meet with him after the meeting to talk about this. Ms. Loeffler agreed.

**XIII. Staff Comments** – Ms. Forester mentioned that there has been discussion regarding the established date of the Charlotte Harbor CRA. It has been shown as 1862 but the Historical Committee has sent a letter to Commissioner Constance asking that the Ordinance be amended to show the established dated to 1872. Once finalized the logo will need to be revised. A Ponce de Leon Program is tentatively planned for March 29 at Bayshore Live Oak Park. The CRA has been asked if they would like to participate and Ms. Forester suggested that Elizabeth Spicer might be able to coordinate something. Mr. Haymans noted that he will be participating. Ms. Forester reminded the Committee that there is still a vacant "resident" seat of the Committee. Ms. Forester reported that the Sheriff's Department will be cleaning up overgrown areas on July 14.

**XIV. Attorney Comments** – Derek Rooney was not present at this time.

**XV. Member Comments**

Grace Amodeo mentioned she is gathering information which could be used to create a Charlotte Harbor brochure.

Michael Haymans noted that he has been working with Debrah Forester and Teri Ashley to form a Charlotte Harbor focus group. Crew Charlotte Harbor has formed a corporation. The public will be invited to join. Mr. Haymans also noted the next Hands Across the Harbor event will be on January 26, 2013.

**XVI. Next Meeting Date**

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on Monday, September 10, 2012 at 10:30 a.m. in Room 119 of the Charlotte County Administration Center.

**XVII. Adjournment**

There being no further business, the meeting ADJOURNED at 1:10 p.m.

Respectfully submitted,

  
Grace E. Amodeo, Secretary

Approved: 