

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, March 4, 2013 – 10:30 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Garland Wilson, *Vice Chairman*
Charlotte Ventola, *Secretary*
Susan Dupper
Michael Haymans
Delmar Wooden

Staff Present

Commissioner Ken Doherty
Debrah Forester, Redevelopment Manager
Roxann Read, Planner II
Elizabeth Spicer, Event Planner
Kathy Knee, Recorder

Members Absent

Nathaniel Cooley

Guests

I. Call to Order

Chairman Jim Herston called the March 4, 2013 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 by Kathy Knee; a quorum was present.

IV. Additions/Deletions to Agenda – None.

V. Approval of Minutes

A Motion was presented by Charlotte Ventola, seconded by Garland Wilson and unanimously approved to accept the Minutes of the February 4, 2013 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee, as written.

VI. Commissioner Comments – Commissioner Doherty welcomed Susan Dupper to the Advisory Committee. Commissioner Doherty reported a BCC/Charlotte Harbor CRA Advisory Committee Joint Workshop be held as requested by the Committee and it is scheduled for April 16 at 2 p.m.

VII. Public Comments – None.

VIII. Development Review Report – Jim Herston noted there is no new development activity to report but there were a few sign permits issued.

VIII. Old Business

a. Advisory Committee Appointment – The BCC appointed Susan Dupper as an At-Large representative of the Charlotte Harbor CRA Advisory Committee. Ms. Dupper noted her pleasure to be on the Committee.

b. Election of Secretary – Ms. Forester noted the Committee needs to elect a Secretary whose responsibilities include the signing of the meeting minutes and taking roll call. Grace Amodeo held this position for several years. Jim Herston asked for nominations or a volunteer. **A Motion was**

presented by Jim Herston, seconded by Garland Wilson and unanimously approved to appoint Charlotte Ventola as Secretary. Charlotte Ventola accepted the appointment of Secretary.

- c. Elizabeth Spicer Report – Ms. Spicer was delayed by traffic and her report will be heard upon her arrival.
- d. Revisions to Rules and Procedures – Debrah Forester noted a copy of the revised Rules and Procedures was included in the meeting packet. The revisions are noted in red. Ms. Forester reviewed the revisions. **A Motion was presented by Garland Wilson, seconded by Susan Dupper and unanimously approved to accept the revisions to the Rules and Procedures as presented.** Ms. Forester noted the Rules and Procedures will be brought before the BCC for their approval. Garland Wilson requested a clean copy be forwarded to Committee members.
- e. March 7 Community Meeting DRAFT Agenda – Debrah Forester reviewed the draft copy of the March 7 Community Meeting Agenda which was included in the meeting packet. Ms. Forester asked if there were any revisions, additions or deletions that needed to be made. There were none.

c. Elizabeth Spicer arrived at 10:40. Ms. Forester requested that Ms. Spicer give her monthly report at this time. Ms. Spicer reviewed her February report, a copy of which was included in the meeting packet. Ms. Spicer invited the members to come out for the upcoming Dog Show and the Easter Egg Hunt. Although the Valentine event was cancelled due to the weather, the movie has been rescheduled to Friday, April 5. The Community Services Department has asked for a larger 4th of July event this year; Ms. Spicer is working on expanding the activities.

Michael Haymans arrived at 10:43.

- f. Proposed Land Use Discussion Points for March 7 Meeting – Debrah Forester reviewed the PowerPoint that will be presented at the Community Meeting and asked for input from the Committee. Ms. Forester reported on a meeting with Growth Management regarding the creation of a new category called Riverwalk. Growth Management advised it would need to perform the following tasks prior to designating a new category: have a traffic impact study done; determine if coastal high hazard is an appropriate use and in line with the overall goals of Charlotte County; have the SLOSH map approved.

Michael Haymans stated he did not think it was too much information but a broad overview. He mentioned that from his perspective coastal high density is needed to enhance the viability of the community. Improvements to the transportation nodes are also needed. Discussion turned to exterior stairways and the Committee requested the provision be deleted. Susan Dupper suggested that those speaking at the Community Meeting define the acronyms they use since the general public may not be as familiar with them.

- g. Project Priority List – A copy of the revised Project Priority List was included in the meeting packet. Ms. Forester reviewed the list which was approved in November and noted an overview of the priorities will be presented at the Community Meeting. Ms. Forester offered to meet with the new members to further discuss this priority list or any other items on the upcoming Community Meeting Agenda. The revitalization plan will be discussed at the BCC joint meeting in April.
- h. Revised Funding Request – Ms. Forester noted the revised Funding Request was included in the meeting packet. Charlotte Ventola stated she did not like the sentence about Charlotte Harbor deteriorating over the years and becoming a high crime area and requested it be deleted. Delmar Wooden agreed with Ms. Ventola. Ms. Forester will delete the sentence.

- i. 2012 Annual Report – A draft copy of the 2012 Annual Report, which is required by Florida Statute, was distributed at the start of the meeting. Jim Herston mentioned the need to update the logo. The report will be filed with the BCC in March.

X. New Business

- a. Gateway Property - 5000 Tamiami Trail – A map of this site was distributed as part of the meeting packet. Ms. Forester asked if the Committee was interested in having County staff try to talk with the owner in an effort to clean up the site. Clean up would help improve the appearance of the gateway into Charlotte Harbor. The Committee thought this would be a good idea and asked who would be included in the discussion. Ms. Forester noted she would probably be joined by someone from the County Attorney's Office and Andy Stevens from Community Services.
- b. Certified Site Program – A copy of the Certified Site Program checklist was included in the meeting packet. Ms. Forester stated this item will be discussed at community meeting. Charlotte Harbor can mirror the program that will be used in the ECAP. This program is for commercial and industrial properties. Ms. Forester reviewed the list. It is not mandatory to have all properties certified; the decision is up to the property owners. Ms. Forester asked if the Committee thought this item should remain on the Agenda. Mr. Haymans asked Harry Thomas his thoughts. Mr. Thomas stated the more information shared the better but warned property owners may not be able to afford meeting all the requirements. He recommended that the item be discussed further at the committee level before it goes to the general public. The item will be mentioned at the Community Meeting noting that a marketing program is being developed but the program is still being discussed at Committee level.
- c. Board Workshop – April 16, 2013 at 2 p.m. – Debrah Forester noted the joint meeting of the BCC and the Charlotte Harbor CRA Advisory Committee has been scheduled for April 16 at 2 p.m. and asked the Committee to be sure this is on their calendars.
- d. Reschedule May 6, 2013 – Debrah Forester noted she will be out of town on May 6 and asked if the Committee would prefer to either move the meeting to May 13 or cancel it. Ms. Forester noted that there are two meetings in April. The Committee requested the May meeting be rescheduled to May 13 at 10:30 a.m. in Room 119 of the County Administration Building in Murdock.
- e. Review of Correspondence – Height Ordinance Cost Estimates – A copy of Height Ordinance Cost Estimates was included in the meeting packet along with correspondence from Harry Thomas and Jana Hamilton. Ms. Forester reviewed the correspondence and discussion followed regarding the height ordinance. Mr. Haymans pointed out that the height ordinance which allows up to 90 feet in Charlotte Harbor is an exception to the lower height limit in the County-wide ordinance.

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

- a. Minutes from Punta Gorda CRA meetings of February 6, 2013
- b. Bayshore Park Schedule of Events
- c. Harry Thomas Correspondence
- d. Jana Hamilton Correspondence

XII. Public Comments –

Harry Thomas questioned what would happen if there were three property owners. The one in the middle did not build high but the owners on either side took advantage of the height ordinance and therefore built the required boardwalk. Now there is on a partial boardwalk that is missing the middle connection. He questioned who picks up the balance when someone decides not to build with additional height. Mr. Thomas stated the boardwalk requirement infringes on the privacy of property owner. Mr. Thomas also noted that documentation includes words such as "could be" and this language does not go over well during a sales presentation. Definite yes and no answers are needed. Michael Haymans pointed out that Punta Gorda has the Riverwalk because the community wanted it and it is working. Debrah Forester noted the Committee could take another look at Height Ordinance in Charlotte Harbor and recommend revisions if necessary; the Committee agreed this should be done.

Jana Hamilton, owner of Banana Bay Hotel, stated there is a need to toughen up the rules for cleaning up property. Many properties are in disrepair including property owned by Commissioner Constance which has had an abandoned car on it for years. Ms. Hamilton also noted that crime is almost non-existent in the CRA now but still lost two sales due to the property conditions in the area.

Mike Hamilton, commercial realtor, noted his agreement that rules and regulations need to be clear on what can be done to the property. Mr. Hamilton also explained property values. He recommended positive talk and a united front.

XIII. Staff Comments – Ms. Forester stated that code enforcement is complaint driven. She added that the Parkside CRA has a code enforcement officer and thought this might be something the Committee may wish to talk about at the BCC Joint Meeting. Ms. Forester also noted that the Greater Port Charlotte Street and Drainage Committee is having a meeting on March 20 and will revisit the Charlotte Harbor CRA's request for \$50,000 for the proposed drainage projects. Joann Vernon will be attending. The meeting is open to the public and will start at 10 a.m. at Public Works, Florida Street, Punta Gorda.

XIV. Attorney Comments – None.

XV. Member Comments

Delmar Wooden thanked Jana Hamilton for her letter and input and agreed the Committee should follow up on code enforcement in order to enhance the Community.

Charlotte Ventola mentioned she understood the concerns of the waterfront property owners and asked how much of the area will be part of the Riverwalk, and what will need to be financed by property owners. Ms. Ventola asked for a sketch of the Riverwalk area.

Susan Dupper noted her agreement that code enforcement needs to be addressed and would like to see it discussed at the joint meeting with the BCC in April.

Michael Haymans stated the height ordinance is also applicable to some non-waterfront property. Those property owners would contribute to the cost of the boardwalk.

Garland Wilson mentioned that on his drive over to the meeting he noticed the stormwater improvements on Harbor are complete except for the pavement and the restroom construction at the Park is in progress.

XVI. Next Meeting Date

The Charlotte Harbor CRA Community Meeting is on March 7 at 5:30 p.m. at the Charlotte Harbor Event Center. The next regular meeting of the Charlotte Harbor CRA Advisory Committee is scheduled for April 1, 2013 at 10:30 a.m. in Room 119.

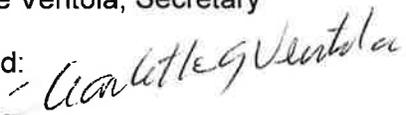
XVII. Adjournment

There being no further business, the meeting ADJOURNED at 12:37 p.m.

Respectfully submitted,

Charlotte Ventola, Secretary

Approved:



April 1, 2013