

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, May 13, 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
Dan Quick, Community Development Director
Shaun Cullinan, Zoning Official, Community Development
Inga Williams, Principal Planner, Community Development
Roxann Read, Planner II, Community Development
Elizabeth Spicer, Event Planner
Dianne Quilty, Fiscal Services/Budget
Kathy Knee, Recorder

Members Absent

Nathaniel Cooley

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- I. **Call to Order**
Chairman Jim Herston called the May 13, 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 Charlotte Ventola; a quorum was present.
- IV. **Additions/Deletions to Agenda** – None.
- V. **Approval of Minutes**
Charlotte Ventola noted that at Page 3 of the April 1, 2013 Minutes, Paragraph j., the last sentence should read: Ms. Ventola mentioned the height figures in the Ordinance do not add up to 90 feet at Section C. **A Motion was presented by Garland Wilson, seconded by Delmar Wooden, and unanimously approved to accept the Minutes of the April 1, 2013 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee, as corrected.**
- VI. **Commissioner Comments** – Commissioner Doherty thanked the Committee members for participating in the April Joint Workshop with the BCC and thought it went well. Commissioner Doherty noted the LDRs will be available to the public in June. The BCC will be having a workshop on May 21 and they will be looking at a series of ordinances, including Charlotte Harbor.
- VII. **Public Comments** –
Evelyn Loeffler recommended the requirement to have a walkway near the river be reevaluated because asking the property owner to give up 12 feet of waterfront property seems like real estate blackmail. This is the prime part of the property they own. This requirement will make it more difficult to find someone willing to develop the property. Ms. Loeffler also noted that some of the existing businesses are very close to the water already; where would the walkway be constructed in those instances?
- VIII. **Development Review Report** – Jim Herston noted a new façade is going up at the old Coral Rock shopping center which meets the CRA standards. There were also a few sign permits.

IX. Old Business

- a. Elizabeth Spicer's Report – Ms. Spicer reviewed her April Activity Report, which was distributed at the start of the meeting. Ms. Spicer reported she heard a few complaints about excess noise in the park after a recent event. Discussion followed regarding noise with a reminder that since this is not a daily occurrence tolerance is sometimes necessary around public space so not to discourage the use of the park. Ms. Spicer will continue to discuss the rules of the park when renting space and holding events.
- b. Architectural Standards – Ms. Forester reported on a meeting she had with Inga Williams of Community Development after the Advisory Committee's joint workshop with the BCC. The standards were discussed and there were two questions:
 1. Awning Width over Sidewalk – Page 12, (19)(i). – The words "at least" should be inserted before "8 feet" and the language regarding the sidewalk width should be deleted. The sentence would read: (i) Standard street level awnings shall be mounted so that the valance is at least 8 feet above the sidewalk elevation.
 2. 15 Foot Maximum Height of Lighting – Page 21, (9) – After discussion, it was recommended that this paragraph read the same as that shown at Page 19 at (9). It was also suggested that the words "pole lighting" be included.

Ms. Ventola noted she had some items she would like addressed and as discussion proceeded other Committee members noted their questions/concerns:

- o Questioned revisions when comparing the latest draft with an earlier draft:
 - Page 10, (14) – Columns Posts and Pillars – will remain as shown in the April 25 draft.
 - Page 12, (18)(iii) – will remain as shown in in the April 25 draft.
- o Page 14, (22)(i), last sentence – Change to: No more than 2 sheds of less than 100 square feet are allowed on any one residential parcel.
- o Page 14, (23)(i) - Lattice Infill – change the word "shall" to "may".
- o Page 15, (24)(v) - Chaser Lights – Shaun Cullinan noted the County has signage criteria for changing messages but not specifically chaser lights. (24)(v) will remain as is.
- o Page 15 (25)(iv) – Air Conditioning Units – some air conditions are now being elevated; language should be revised to note the air conditioning units shall be concealed by landscaping or screened with lattice and shall not be in the front of the lot.
- o Page 16 – Period Requirements - It was previously recommended that if a veranda and a metal roof were used, no other items would be required. Therefore a new sentence should be added which could read: When using a veranda and a metal roof no additional architectural features would be required.
- o Page 23 (2)(v) – There was discussion regarding the difference between obtaining a variance and obtaining a special exception. The Committee agreed this should be changed back to special exception because a special exception could be conditioned with landscaping and other restrictions.

A Motion was presented by Mike Haymans, seconded by Charlotte Ventola, and unanimously approved to make the above mentioned revisions to the Architectural Standards and then present them to the BCC for approval.

- c. Community Development Update – Shaun Cullinan noted that most of his update was addressed in the review of the Architectural Standards but added that his department is in the process of hiring a new planner who will be working with Debrah Forester on the CRAs. Community Development is bringing forward a number of items to the BCC Workshop and will be looking for direction as to how the projects should be prioritized.
- d. Height Ordinance – A Special Meeting to discuss the Height Ordinance is scheduled for May 23, 2013 at 2 p.m. at the Charlotte County Historical Center. Property owners in the Riverwalk area will

be invited. Ms. Forester noted that boardwalks are being constructed in many other areas without issues. Property owners in Charlotte Harbor have the option to build higher in exchange for the boardwalk. Charlotte Ventola voiced her agreement with Evelyn Loeffler's comments. It was suggested that community input be heard at the special meeting. Do property owners want the 90' height; do they want the boardwalk. It was also recommended that a site visit be taken and it could be done during a break in the special meeting.

- e. Watershed Master Plan Update – The MSBU approved funds for next year to go after a grant. The construction costs of two projects came in low so there may be funds for other projects.
- f. Historical Ordinance Update – The request to amend the Established Date of Charlotte Harbor to 1872 will go before the BCC on May 28, 2013. Mike Haymans reported that the Charlotte County Historical Society reviewed and approved the date revision.
- g. Parmely Street Proposals – Southwest Engineering, Johnson Engineering and DMK sent in proposals which will be reviewed prior to making a selection.
- h. Riverwalk Properties Update – Staff is working with Bruce Farlow and John Gentis on the clean-up of the old hotel and oyster bar site. The Sheriff's Office will have people pick up trash and when complete, the property will be mowed. There could be a short term lease for the Harborwalk construction. The old Tiki bar property is for sale and it could provide access to the sidewalk. Committee support is needed prior to bringing this to the BCC. Jim Herston suggested a contract be put together with prices. It would need to meet Charlotte County appraisal requirements. There is no vehicular access to the property but it would be good for foot access under the bridge. It was the consensus of the Committee to support acquiring the property at fair market value. It was suggested that the Committee could encourage and advise the BCC to go thru the condemnation process but there were concerns that this would be problematic. It should be noted a predecessor in title has already been paid for loss of access.
- i. Bayshore Park Playground – A construction fence has been put up and construction has started. The tentative completion date should be sometime in June. A bench will be dedicated to Grace Amodeo and a ribbon cutting will be scheduled, hopefully by July 4th.

X. New Business

- a. Community Planning Grant – The Department of Economic Opportunity has a Community Planning Grant available. Debrah Forester is looking into it for the Riverwalk area. More information will follow.
- b. Lot Mowing Program – There was a comment at the Community Meeting applauding the Lot Mowing Program. A new vendor would be needed. The Committee was asked for feedback and this item will be on the June Agenda.

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

- a. Minutes from Punta Gorda CRA meetings of April 3, 2013
- b. Rules and Procedures – Adopted Version
- c. Pedestrian Safety Email
- d. Market Analysis

XII. Public Comments

Bill Schmidt of Bayshore Marine stated that other counties have incentives for developers but Charlotte County does not. The highest and best use of property is determined by developers. Mr. Schmidt encouraged the Committee to take a site tour and see what will be taken away if a boardwalk is near the water. A walkway in front of park would avoid taking views and properties from owners.

XIII. Staff Comments – Ms. Forester stated there will be a Hand Across the Harbor meeting next Wednesday at 4 p.m. at the Lashley Community Room in Punta Gorda.

XIV. Attorney Comments – None.

XV. Member Comments

Delmar Wooden mentioned a conversation he had with Gerry Mallet about an opportunity for using FEMA funds for rebuilding homes. He suggested the Committee become involved and asked that this item be added to the June Agenda for discussion. Clair Jubb can give an update on the new FEMA flood insurance requirements. Both Mr. Mallet and Ms. Jubb will be invited to the June 3rd meeting.

Susan Dupper asked if there could be a presentation on the certified site program. This will be coordinated by staff and could be on the June 3rd Agenda.

Mike Haymans noted the Freedom Swim will be held on the 4th of July at Noon.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor CRA Advisory Committee is scheduled for June 3, 2013 at 10:30 a.m. in Room 106B.

XVII. Adjournment

There being no further business, the meeting ADJOURNED at 12:45 p.m.

Respectfully submitted,



Charlotte Ventola, Secretary

Approved: June 3, 2013

May 6, 2013

CRA Monthly Report: Bayshore Live Oak Park
Submitted by Elizabeth Spicer

Bayshore net profit to date: \$1,586.84

Bayshore in-kind donations to date: \$6,100.00

Rental income October – May: N/A

Rental attendance: N/A

I have been focused on the Film at Bayshore, May 3, 2013 at dusk. It had been a rainy week, yet it cleared up for THE BAD NEWS BEARS. The small audience (50) enjoyed the classic comedy. Ed Barry of Century 21/Aztec Realty sponsored the event and handed out free popcorn. There were two other vendors: Franks in Paradise and Ed's Ice Cream.

Good news: Tommy Scott had a crew on site from CS lead by Tom Henry and Marc Solomon, to train as event specialists. The hard-working team can now hoist our inflatable screen as well as run the audio/video equipment. This is a great thing for our department.

For the film and the Bayshore Arts and Crafts Festival I secured free ads from the Englewood Review (\$250.00 in kind). I also secured door prizes donated by local merchants. I wrote copy for press releases and photos, booked vendors, secured not-for-profits as well as an MC, band, photographer, volunteers and food vendors. I posted flyers via e-mail, Facebook, websites and door to door papering with volunteers. The CRA posted our notices on their Constant Contact service.

The Bayshore Arts and Crafts Festival was April 13, 2013. Rain threatened the event but overall it was a success. It brought about 400 people into the park. It made money as well.

The coverage on Bayshore and Charlotte Harbor has been terrific. We were mentioned on WENG every week day in April and often on weekends. CS also promoted our events which included computer banners on their website. I spoke on Clear Channel radio. Photos, articles and news briefs appeared in The Florida Weekly, Sun, Herald Tribune and the Englewood Review. I booked events in Bayshore. I attended CS meetings as requested by Tommy Scott.

The new restrooms in Bayshore (near the fire place shelter) are in progress. The playground installation will begin soon. Latest completion date: TBA.

Next event: June 15, 2013, Father/Child Fishing from 8:00 a.m. – 10:00 a.m. Tournament sponsored by Ed Barry, Aztec Real Estate.