

MINUTES
HEIGHT ORDINANCE WORKSHOP
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, June 25, 2013 – 2:00 p.m.
Charlotte County Historical Center, 22959 Bayshore Road, Charlotte Harbor

Members Present

James Herston, *Chairman*
Garland Wilson, *Vice Chairman*
Nathaniel Cooley
Susan Dupper
Michael Haymans

Staff Present

Debrah Forester, *Redevelopment Manager*
Inga Williams, *Principal Planner, Community Development*
Kathy Knee, *Recorder*

Members Absent

Charlotte Ventola, *Secretary*
Delmar Wooden

Chairman Jim Herston called the June 25, 2013 workshop of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 2:00 p.m. at the Charlotte County Historical Center, 22959 Bayshore Road, Charlotte Harbor and advised that this meeting was to be a continuation of the review of the Height Ordinance as it relates to the Charlotte Harbor CRA. Debrah Forester recapped the May 23 height ordinance review meeting.

After much discussion, it was determined that the best way to get the Harborwalk built would be to offer a list of options that would allow the additional height. The developers would then be able to choose the incentive that works best for them. Currently all lots are allowed to build up to 35'. To increase height the following criteria must first be met:

- Waterfront Property Owners will be allowed:
 - 25' (allowance to 60') if they give a 12 foot easement to the CRA for the Harborwalk
 - 30' (allowance to 90') if they construct the Harborwalk on the easement
- Non-Waterfront Property Owners will be allowed:
 - 25' (allowance to 60') if they pay into the Harborwalk Enhancement Fund. These funds will be used for the construction, maintenance and programming of the Harborwalk. The calculation for this incentive is to be determined and could be calculated to a dollar price for each square foot of building.

If the property owner wants to go higher than 60', the following options are available, each allowing for 10 additional feet:

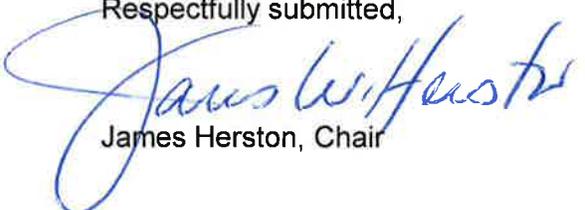
- Additional green space
- Mixed use
- Contribution to parking on or off site

Details on these additional options will need to be determined. During the discussion it was the consensus of the Committee that the 41 Revitalization will not be included as an option because it would be too expensive.

Peter VanBuskirk noted that he checked into the codes for Bradenton, Venice and Sarasota. An option to the wedding cake building design could be to allow straight buildings which are popular but include a requirement for additional set back space at the second level and above. Further analysis on the side setbacks as building get taller will also need to be completed.

The meeting ADJOURNED at 4:03 p.m.

Respectfully submitted,


James Herston, Chair

Approved: