MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, November 8, 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*
Nathaniel Cooley
Susan Dupper
Michael Haymans
Delmar Wooden

Members Absent

Staff Present
Commissioner Ken Doherty
Debrah Forester, Redevelopment Manager
Inga Williams, Planner
Elizabeth Nocheck, Planner
Dianne Quilty, Budget
Kathy M. Knee, Recorder

Guests

I. **Call to Order**
Chairman Herston called the November 8, 2013 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:31 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 Charlotte Ventola confirmed a quorum was present.

IV. **Additions/Deletions to Agenda** – Debrah Forester asked the Chair to sign the letter to the Charlotte County Sheriff that was requested at the last meeting. Jim Herston noted he would like to add two items under New Business: a) the taking at the corner of Harborview Road & US41 at Century 21; and b) a code violation with the signs at Harbor Nissan.

V. **Approval of Minutes**
A Motion was presented by Charlotte Ventola, seconded by Michael Haymans and unanimously approved to accept the Minutes of the October 7, 2013 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee, as written.

VI. **Commissioner Comments**
Commissioner Doherty mentioned that Thanksgiving is just a few weeks away. He wished the Committee a Happy Thanksgiving and noted his appreciation for their volunteer time.

VII. **Public Comments** – Harry Thomas read from an article in Florida Weekly which highlighted Commissioner Constance, who mentioned the future growth anticipated from Punta Gorda will actually occur at the north side of the Peace River in the Charlotte Harbor CRA. Mr. Thomas noted that reference to Charlotte Harbor as Punta Gorda seems to be increasing and he for one would not be opposed to having the Charlotte Harbor CRA become a part of the Punta Gorda CRA.

VIII. Development Review Report

Chairman Herston reported that Coral Rock is still under construction; the old gas station at Kings Highway and US 41 has been converted to office space; there have also been some unit buildouts and sign changes. Debrah Forester added that she received an e-mail from Enterprise Car Rental asking about the Enterprise Zone incentives. They recently put in about $20,000 of landscaping and repaved the parking lot. Although the landscaping would not qualify, she is checking into the parking lot and some other improvements they have done. Ms. Forester also mentioned that the old glass building is under new ownership and is now The Boat House. Property on Parmely has also recently been purchased and is a used car lot. The former BP gas station is having the old gas tanks replaced due to petroleum contamination.

IX. Old Business

a. Community Services Update – Tommy Scott, Director of Community Services, reported the following:
   - The Event Coordinator position is now funded by the County instead of the CRA. The position has changed from a contract employee to a part time employee. This may turn into a full time position with duties split between events and health initiatives. Events scheduled through the end of the year will go on as planned. Recreation staff is handling the events at this time. Mike Koenig will be the liaison between the CRA and the County. When hired, the new Event Coordinator will be able to attend the Advisory Committee meetings.
   - Historical Center – Funding has been approved to do renovations. The BCC will discuss the Historical Center at its November 19 workshop. Mr. Scott asked the Committee if they thought it was important to keep the Historical Center at Bayshore Park. Comments included: Bayshore Park, the Historical Center and the mini golf course are the only destinations in Charlotte Harbor so it is needed to maintain an identity; it does not need to be at the park but it should stay in the Charlotte Harbor CRA; perhaps Mote could use that property if the Historical Center were relocated elsewhere in Charlotte Harbor; Charlotte Harbor is the oldest community and the Historical Center highlights the community; it is a great educational place and it should be advertised more. Mr. Scott noted that the pilings are failing and the building has some other structural issues. Everything will need to be relocated while repairs are being made. The consensus from the Committee was to support keeping the Historical Center in Charlotte Harbor CRA.
   - Shoreline Stabilization – Riprap will be added to help secure the shoreline.
   - Parking - Money has been earmarked for parking facilities. The Real Estate Division is looking into a few properties. Discussion followed and included: the Advisory Committee should be part of the process; additional paths from parking to the picnic area are also needed; and playground users park on the street so something is needed near the playground too.

b. Community Development Department – Inga Williams reviewed proposed changes to the Comprehensive Plan including the following:
   - Cottage Industries – After much discussion it was the consensus of the Advisory Committee to delete the mention of Cottage Industries at this time. Comments included: language too restrictive; and the impact on the residential neighborhood; and consideration for the use under Special Exception.
   - During review, Ms. Williams explained that, in the new LDRs, commercial zoning will include both general and intensive uses; the Revitalization Plan is an adopted appendix of the Comp Plan and all policies regarding Charlotte Harbor CRA will be placed in the Revitalization Plan.
   - The Committee has agreed that only Special Exception should be used within the CRA; any mention of Planned Development should be eliminated.

- Mr. Herston asked that the Maximum FAR of 2.5 be checked for accuracy.
- Ms. Williams recapped the changes under the Mixed Use land use category:
  - The Committee has agreed that any mention of Planned Development should be eliminated.
  - Indoor auditoriums and convention centers will be added under special exception list and removed from prohibited use list. (Outcome on discussion on Outdoor Recreation and Mixed Use needs to be clarified)
  - Under warehouses and storage facilities for flammable liquids – broaden to include other combustibles
  - Automobile sales is to be added to prohibited list since it is currently not allowed under the Mixed Use Special Provisions section of the current Comp Plan.

- FLUM Series 4B, which address sub-districts, was handed out and will be reviewed at the next meeting. Inga Williams noted that the boundaries of sub-districts can be moved, if needed.
- Proposed Future Land Use Map – the area at the foot of the US41 Bridge will be amended to Parks and Recreation not Preservation. This location will include the Harbor Walk Project.
- Ms. Williams will still try to get this item to the BCC in January but timing may be tight because review will continue at the December meeting.

c. Parmely Street Design Services – Debrah Forester noted that the Parmely Street Design Services report was forwarded to the Committee Members for their review and discussion. Kelly Slaughter reviewed the cost. Jim Herston confirmed it was a reasonable amount. Debrah Forester gave an overview of the Scope of Services. A survey of the area will first be done. Planned projects include: Gateway features at corner; sidewalk to the park; traffic calming feature at Seneca and Parmely; and a crossover across the current ditch to Bayshore Live Oak Park. Discussion followed and included:
   - At Page 3, the last paragraph under Task 1.3 should read - site shall "be" accessible. The next sentence also needs work.
   - Each deliverable should be presented at the Advisory Committee meeting.
   - Concerns were raised regarding the need for sidewalks along local streets and who would use them. Staff noted that this feature would be to invite people into the Charlotte Harbor neighborhoods and establish a gateway into the neighborhood to help with the NBR area. The sidewalk will lead directly to Bayshore Live Oak Park.

A Motion was presented by Michael Haymans and seconded by Garland Wilson to move the project forward and recommend approval of the Scope of Work to the BCC. Motion passed 6-1. Nate Cooley voted no.

d. 2014 Hands Across the Harbor – There should be an article in Florida Weekly on November 14. The Hands Across the Harbor Committee is looking for help finding door prizes.

e. Whidden Park Community Meeting – A Whidden Park Community Meeting will be held on December 4 at the Charlotte Harbor Event Center at 5:30 p.m. Postcards will be sent to property owners and tenants. The meeting will include: discussion about exiting conditions and how to move forward; the certified site program to help recruit business; and the Enterprise Zone. Jim Herston asked if staff could look into SWFWMD grant programs and see if they would want to attend.

X. New Business

Harborview/41Taking of Property – Jim Herston distributed copies of maps of the northeast corner of Harborview and US41; the taking by FDOT for a right hand turn lane off of Harborview onto US 41 Northbound; and the Final View. This is for information purposes only. The Zoning Department recommended that the engineer contact the CRA.

Harbor Nissan – Jim Herston noted that Harbor Nissan built its new building and purchased the old Southern Auto, which kept its allowable uses by holding special events. Harbor Nissan is using the existing signage, which is an electronic sign, and someone reported this to Code Compliance. A code violation was written, ignored and now Harbor Nissan is facing a penalty. A brief discussion was held and it was the consensus of the Committee to stay neutral and let the owner sort out this issue out with the County.

XI. Correspondence/Communications

The following materials were distributed in the meeting packet:

- Letter to Sheriff requesting patrols in Bayshore Park
- Minutes from Punta Gorda CRA meeting of October 2
- Newspaper clippings

XII. Public Comments

Harry Thomas suggested that at Appendix 4, Page 1 the reference to a manufactured home be clarified. Mike Haymans mentioned that the definition is covered under State statute. Mr. Thomas questioned density incentives and criteria were discussed. He stated that clarity is important when trying to talk with prospects. Amenity choices should be equal to the cost of the Riverwalk installation. This item will be discussed next month.

XIII. Staff Comments - Debrah Forester showed pictures of areas on Parmely and Foster that are in need of care.

XIV. Attorney Comments - None.

XIII. Member Comments

- Nate Cooley asked that a calendar invite be sent along with the meeting packet.
- Delmar Wooden asked that a traffic study be done near the Bayshore Park area. The speed in the playground area might need to be reduced. It was noted that Children at Play signs have been posted and the proposed Parmely Street crossing may help slow down traffic. Staff will ask the Sheriff's Office to check on speed enforcement.
- Charlotte Ventola noted that her neighbor uses cones near the street when children are visiting and the traffic seems to slow down.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, December 9, 2013 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 1:20 a.m.

Respectfully submitted,

Charlotte Ventola, Secretary

Approved: Charlotte Ventola
12-09-13

/kmk