

**MINUTES**  
**REGULAR MEETING**  
**CHARLOTTE HARBOR**  
**COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE**  
**Monday, December 9, 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

**Members Absent**

Nathaniel Cooley  
Delmar Wooden

**Staff Present**

Commissioner Ken Doherty  
Debrah Forester, *Redevelopment Manager*  
Inga Williams, *Principal Planner*  
Elizabeth Nocheck, *Planner II*  
Jie Shao, *Planner III*  
Dianne Quilty, *Budget*  
Kathy M. Knee, *Recorder*

**Guests**

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- I. **Call to Order**  
Chairman Herston called the December 9, 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; Secretary Charlotte Ventola confirmed a quorum was present.
- IV. **Additions/Deletions to Agenda** – Debrah Forester requested Item X.b. Bed and Breakfast be moved and heard before XI.a. as it bears on that discussion.
- V. **Approval of Minutes**  
**A Motion was presented by Charlotte Ventola, seconded by Susan Dupper and unanimously approved to accept the Minutes of the November 8, 2013 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee, as written.**
- VI. **Commissioner Comments**  
Commissioner Doherty noted that at the November 26 BCC meeting, staff was authorized to purchase two lots in Charlotte Harbor which will be used for additional parking for Bayshore Park. The Commissioner thanked Charlotte Ventola for her input at the BCC meeting. At the BCC meeting, the Commissioner suggested this item be brought to the Advisory Committee prior to closing. Commissioner Doherty extended holiday wishes to all.
- VII. **Public Comments** –
- VIII. **Development Review Report**  
Chairman Herston noted there was nothing new to report except a few sign changes. Dollar General will be moving into the space where Advanced Auto moved out at the Town and Country Center.
- IX. **Old Business**  
Item 10b – Bed and Breakfast (B&B) - Debrah Forester reported that a while back B&Bs were discussed as a use in Coastal Residential. More recently the Committee has been discussing cottage industry but did not include any mention of B&Bs. Luz Ilanos and Sherri Serino introduced themselves and noted they are interested in buying property in Charlotte Harbor and opening a B&B. Ms. Ilanos and Ms. Serino see this as a great opportunity. The property has

been vacant for some time and they would like to revitalize and give new life to the property. They are aware of the need for a Special Exception and CRA restrictions. The building that would be the B&B is behind the main residence and therefore would not impact the look of the area. Ms. Forester noted the draft definition of a B&B: A private residence, no more than six rooms of which are set aside for overnight guests whose paid accommodations may include meals. If the Committee approves of this proposal, B&Bs should be added into the Comprehensive Plan at this time. Discussion followed; comments included:

- Special event language could be added. A certain number of events a year with conditions included in the Special Exception conditions so an Event Permit is not required.
- With Special Exception the neighbors have input.
- New zoning code has a number of conditions placed on B&Bs. Such as: operator shall reside on property; no more than 2 guest rooms shall be allowed for rent; provisions for parking, signage; and licensing. No more than 2 rooms for rent language may mean long term rental. Inga Williams noted that in County-wide code a B&B is allowed under conditional use up to 2 rooms and with Special Exception, 3 or more rooms. Further conditions could be added for the Special Exception. Right now new code would only allow conditional use, up to 2 rooms, in the Charlotte Harbor CRA Single Family Residential but not to Coastal Residential.

**A Motion was presented by Michael Haymans and seconded by Susan Dupper to recommend to the BCC that Bed and Breakfasts be allowed in Charlotte Harbor Coastal Residential: 1 and 2 rooms by conditional use and 3 or more rooms by Special Exception, with the conditions that mirror Charlotte County Code. This Motion carried 4:1, Charlotte Ventola opposing.**

- a. Comprehensive Plan Changes – Coastal Residential – Debrah Forester asked for clarification with regard to Outdoor Storage as a Special Exception within the Mixed Use Land Use category. Should Outdoor Storage be allowed by right or should it fall under Special Exception. While reviewing the old Zoning Code back in 2009 there was discussion about if you were over 3,000 sf of commercial use you had to go through Special Exception and no one use can exceed 80% of the gross usable area. If this is how the Zoning Code will read, it has to also be listed in the Comp Plan as a Special Exception. Inga Williams noted that right now the Outdoor Storage Yard is not allowed in either the NBR or the Mixed Use. In Mixed Use Development Outdoor Storage is allowed by right. Outdoor display is not considered outdoor storage; it would be outdoor retail sales and display. Ms. Williams notes that all retail sales must be inside in the Commercial General Zoning District; Commercial Intensive does allow it as a Special Exception. In the new code Outdoor Sales and Display will be allowed with conditions. Bill Schmidt talked about a code violation, reapplication and grandfathering. Outdoor retail display and outdoor markets were discussed. Charlotte Ventola suggested that to make things simple both NBR and Mixed Use should have the same allowances and restrictions. Ms. Forester stated that the conversation was getting into zoning and today's purpose is to concentrate on the Comp Plan so Community Development can move forward with the process. NBR is more restrictive because it is closer to single family neighborhoods.

Inga Williams advised that all prohibited uses will be taken out of Comp Plan. After talking with Ty Harris, Assistant County Attorney, it was decided to strike out all special provisions under CHMU and CHNBR, add a section called Consistent Zoning, what Zoning Districts are consistent under this future land use. Right now, under CHMU the only Zoning District that is under that Future Land Use Designation is CH Mixed Use Zoning; under CHNBR Future Land Use, the only Zoning District right now is CHNBR. What will be done is under CHMU Future Land Use Designation is put a section that says Consistent Zoning District and list CHMU, Riverwalk Zoning District, and Planned Development Zoning District. Then all

discussion about what is prohibited, what is allowed, what is conditional will come under the discussion of the Zoning Districts. Under CH NBR it will be CHNBR and Planned Development.

If this idea is supported, the changes that are being made to the Future Land Use Map will need to be looked at because rezoning will be required to do this. Ms. Williams distributed maps and reviewed each.

Charlotte Harbor Tourist Future Land Use Designation is going away. Those areas are marked in red and will be amended to Charlotte Harbor Mixed Use. The current Zoning Districts are Commercial Tourist, Commercial Intensive. These are the properties proposed to be rezoned to Riverwalk.

Debrah Forester asked about the block near the area labeled Parks and Recreation. It is shown as Coastal Residential and there doesn't seem to be a map that takes it out of Coastal Residential and puts it into Mixed Use. The Committee decided this should be Mixed Use about a year ago because it has one contiguous owner. Staff will check the Minutes and move forward as the Minutes indicate. If no definite position was taken, leave as is.

Medium Density Residential to Charlotte Harbor Mixed Use – area on the right, both sides are Coastal Residential; the Zoning Districts are Residential Multi-family 15 however the allowed density because of the Future Land Use Designation is only 10 units per acre and not 15. It was requested that this item be tabled until Minutes are reviewed for Michael Haymans' property. Discussion pursued regarding the appropriate land use designation for this property - Mixed Use or NBR on the Comp Plan Future Land Use Map. It was the consensus of the Committee to table the Land Use Map Changes and schedule a short meeting to readdress this item before the end of year if possible.

- b. Map 4B – Sub-districts vs. FLUM  
Inga Williams noted that some of the boundaries of the Sub Planning Districts and its Future Land Use do not coordinate very well. Ms. Williams reviewed the maps, noting some discrepancies and discussion followed. It was the consensus of the Committee that there are too many districts. A simple neighborhood map was suggested.
- c. Revitalization Plan – Tabled to Special Meeting.
- d. Bayshore Park Update – Debrah Forester noted that the County is securing property for parking and is conducting a speed study for Bayshore Road. Community Services is getting ready to put up additional signs around the playground - Rules for the Playground – such as No Parking in Swales and Children at Play.
- e. Sales Tax Initiatives – A letter to the BCC has been prepared for the Chair's signature.
- f. Historical Center Status – BCC will have a workshop to discuss status on January 21, 2014. The time of the workshop will be set at tomorrow's BCC meeting.

#### **X. New Business**

- a. Bayshore Road Speed Study – mentioned above in VIII.d.
- b. Bed & Breakfast – discussed earlier in the meeting.

#### **XI. Correspondence/Communications**

The following materials were distributed in the meeting packet:

- Minutes from Punta Gorda CRA meetings of November 6 and December 4, 2013.
- Newspaper clippings
- Letter to Sheriff

#### **XII. Public Comments**

Bill Lansing mentioned that people are parking in the park swales even though there are spaces available in the parking lot. The lots that are being purchased by the County have lots of large oak trees that may be lost if used as a parking lot. Who will be willing to walk that block to the park if these same people do not use existing parking areas? Mr. Lansing thought that sidewalks on Parmely would help keep businesses on their own property and would make walking in the area safer. If a sidewalk was added he would recommend that it be on the south side. Ms. Forester noted that a sidewalk analysis is being done.

Gene Polowski of Team Punta Gorda reported the bicycle loaner program map is being updated and reprinted. It will show new routes – the Bridges Tour from Punta Gorda to Charlotte Harbor and back. The big Charlotte Harbor inset will probably not be included. He will need to know of any change requests by this Thursday.

Harry Thomas passed out pictures showing a car sales lot, which he assumes is legal, but what concerns him is that the Committee spent so much time talking about baking a pie or selling a painting but the nonsense that goes on down there borders on absurd. Mr. Thomas noted the importance of having definitive answers when talking about the comp plan. Developers need exact answers when they want it. When answers include "might" and "I don't know" the developers are no longer interested. Michael Haymans noted that the discussions are part of the process to update the comp plan and zoning in an effort to enhance and advance the area. Unfortunately this process has had many delays but the Committee has been trying to move things forward.

Bill Schmidt suggested that the Historical Center building could be used for Mote offices to give them a presence in the area.

XIII. Staff Comments – None.

XIV. Attorney Comments - None.

XIII. Member Comments

- Susan Dupper asked to revisit and review priority projects for 2014.
- Michael Haymans recited his Christmas poem, It Rarely Snows.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, January 6, 2014 at 10:30 a.m. in Room 119 of the Charlotte County Administration Center.** Staff will try to schedule a Special Meeting prior to the end of the year to finish discussion with Community Development.

XVII. Adjournment

There being no further business, the meeting **ADJOURNED** at 1:12 p.m.

Respectfully submitted,

  
Charlotte Ventola, Secretary

Approved: \_\_\_\_\_ 1/09/14

/kmk