

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, November 3, 2014 – 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*
Denise Garbacq
Michael Haymans
Vanessa Oliver

Staff Present

Debrah Forester, *Redevelopment Manager*
Commissioner Kenneth Doherty
Shaun Cullinan, *Community Development*
Tommy Scott, *Community Services*
Matt Trepal, *Community Development*
Kathy M. Knee, *Recorder*

Members Absent

Delmar Wooden

I. Call to Order

Chairman Herston called the November 3, 2014 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:33 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

Ms. Forester requested that an item "f" be added to the Agenda under Old Business to discuss the Harbor Walk. Ms. Forester also requested that the Farmers Market item listed as "a" under New Business be moved up on the Agenda and be heard after the Development Review Report.

V. Approval of Minutes

Charlotte Ventola noted that at Page 4 under Member Comments at Delmar Wooden's third bullet point Seneca and Oakley should be changed to Central and Oakley. ***A Motion was presented by Charlotte Ventola, seconded by Denise Garbacq and unanimously approved to accept the Minutes of the October 6, 2014 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as corrected and noted above.***

VI. Commissioner Comments

Commissioner Doherty welcomed Vanessa Oliver to the Committee. The Commissioner is looking forward to the November 5 Community Meeting but noted he would not be attending the December 1 Committee Meeting as he will be on vacation. The Commissioner wished everyone happy holidays.

VII. Public Comments – None.

VIII. Development Review Report

Jim Herston noted there was nothing to report.

Moved from New Business -

- a. Charlotte Harbor Farmers Market – Louie Desquin talked about plans to bring a farmers market to Dotzler Park year round on Sundays from 9 a.m. – 2 p.m. He has been working with Gena Sauer. Mr. Desquin started the Shreve Street Market. Dotzler Park, which was once the paintball park, is a great location. He has been working with County departments to determine sign usage. The YMCA has a dumpster on site for trash but he will also talk with Waste Management to obtain trashcans. There is one restroom in the area but port-a-johns will also be placed on site. Mr. Desquin asked the Committee for their guidance with any Charlotte Harbor CRA requirements.

Sean Cullinan of Community Development advised Mr. Desquin to check with Zoning, specifically Maryann Franks. Mr. Desquin noted he visited Zoning this morning and was referred to Ms. Franks but she was not available.

Committee members were in favor of the farmers market idea. Mike Haymans stated he liked the idea of activity in the CRA but thought it might be an issue getting people to the location because CRA signage may be too restrictive.

IX. Old Business

- a. Parmely Street – 60% Plans - Chris Beers noted the plans are about 50 pages long and will send them to staff electronically for distribution by email. The 60% plans have been sent to SWFWMD. Suggestions from the last meeting have been implemented. The Charlotte Harbor sign can work well on the KFC corner, which is Charlotte County property. The sidewalk by McDonough Plumbing has been realigned to weave around power poles and an existing tree that is trying to be saved. The sidewalks have been fully developed to extend to the curb returns. Mr. Beers distributed copies of suggested sign designs. These designs were reviewed by staff, who recommended larger lettering for the words Bayshore Live Oak Park and a larger logo which will be relocated to the left hand column. This sign would look similar to the existing sign at the bridge entry. Discussion followed regarding size, cost and location of sign. Mr. Beers estimated the cost of the new sign would be around \$30,000; it was the consensus of the Committee that this amount was too high. Debrah Forester suggested that banners could be used, the sign could be done in phases or a smaller sign could be designed. Using the logo as a branding option could reduce cost. Banners could be put on the light poles. The consensus of the Committee was to shelve the sign for now.
- b. Special Exception – 23371 Harborview Road – Ms. Forester noted that Michael Haymans is representing the applicant and therefore will be leaving the dais. Ken Quillen, Planner for Charlotte County and staff person assigned to the Board of Zoning Appeals gave an overview of this item. S&S Money Auto Repair submitted an application for a special exception to allow expansion of a lawfully existing conforming use to property which is abutting the existing use in a Coastal Residential Zoning District in the Charlotte Harbor CRA. Mr. Quillen noted the location of the property and showed the specific property, which included Lots 6, 7, 8, 9 and 10, part of a vacated right-of-way and Lot 1 from another block. U-Haul vehicles and customer vehicles will be stored on the property. There is a zoning violation at this time that they are trying to remedy. Mr. Quillen stated staff would like a recommendation from the CRA Advisory Committee to the Board of Zoning Appeals as to what should be done with this special exception application, which can be approved or denied or approved with conditions or restrictions.

Michael Haymans mentioned the primary problem with this application is the underlying comprehensive land use plan is Coastal Residential. This item was addressed at an earlier meeting but because he had to step down there was not a quorum and the item could not move forward. At that time, the Committee suggested that the expansion be reduced. Mr. Haymans sent a letter to the Committee on September 16 which stated that the special exception application no longer included Lot 1 of Phase 2 or the vacated alleyway. The application was revised to include only Lots 6, 7, 8, 9, and 10. Mr. Haymans had recommended that Lots 6, 7, 8, 9 and 10 be included in the CRA plan changes that will be discussed at the Community Meeting on November 5. The Committee considered this inclusion last month but voted to decline the inclusion. Mr. Haymans asked why the Committee decided not to allow this item to coattail on plan revision. Ms. Forester noted the Committee thought it needed to be addressed but more broadly. Mr. Cullinan noted the County doesn't usually pay to remedy something that will benefit a private property owner. Mr. Haymans stated that other NBR changes were for the benefit of individual property owners. Mr. Haymans advised that he made the revision to delete lots under the Committee's advisement; he and his client are trying to work with County staff and the Committee. A planned

amendment and a special exception continue until a time the BCC might change it. Area residents, within 200 feet of the subject property, will get a direct mailing of a request to change. All other resident would be notified by public notice in the newspaper or the County's website. Discussion followed regarding the commercial area on Harborview. Garland Wilson noted his support to include Lots 6-10 now. Vanessa Oliver noted her support. Charlotte Ventola noted staff said it would jeopardize the entire submission to State but if including Lots 6-10 does not slow down the process, she approves. Denise Garbacq also supports including Lots 6-10.

The special exception is for the storage of U-Haul vehicles and overflow parking for customer vehicles. There will be no repair work done of these lots. The existing fence will stay in place and the special exception should include a condition that states that a buffer will be put in place immediately upon the request of adjoining property owner on Mill Street.

A Motion was presented by Garland Wilson, seconded by Charlotte Ventola and unanimously approved to include Lots 6-10 in the Charlotte Harbor Comp Plan submission to the State of Florida.

A Motion was presented by Garland Wilson, seconded by Charlotte Ventola and unanimously approved to support the special exception presented today with the condition that a buffer will be put in place immediately upon the request of the adjoining property owner on Mill Street.

Michael Haymans return to his chair.

- c. Revitalization Plan/Community Meeting – November 5. Debrah Forester reported the postcards inviting regional property owners to the Community Meeting were mailed out. Our region includes from Manasota County to Collier County. Letters were sent to all other property owners. A link to the Community Development site can be found on the Charlotte Harbor CRA webpage.

Charlotte Ventola advised that some of the requested changes were not made. At Page 5 of Revitalization Plan #2, it does not say restaurant as it did in October but now says plaza. Ms. Forester will talk with Mr. Trepal when he returns to the office. Ms. Forester noted that she will open the Community Meeting and then turn it over to Matt Trepal. Ms. Forester asked the Committee Members to be in attendance at the Community Meeting to support changes. Ms. Forester reviewed the material that would be presented at the Community Meeting.

- d. Bayshore Park Update – Debrah Forester advised she sent Mr. Wooden's concerns, mentioned during last month's meeting, to the County's Community Services Department and all issues have been handled.
- e. Hands Across the Harbor Event – Ms. Forester noted that sponsors for the event are still needed. The registration form will be posted online next week.
- f. Harbor Walk Update – Debrah Forester reported the BCC will consider approving DM Smith for work on the Harbor Walk project at its November 12 meeting. Because there is Federal funding, additional paperwork needs to be done and Public Works thought it best to get a consultant who is familiar with the process.

FDOT has confirmed that all the plans and paperwork were submitted correctly and they will now get authorization from USDOT to let this go to bid. The right of entry agreement is due to expire on January 15; this allows access to the project site. There is also a separate maintenance agreement to secure dock and control trespassers. We are now being asked to have the lot mowed to avoid code violations. These extensions will be brought to BCC in December.

X. New Business

- a. Letter Charlotte Harbor Farmers Market – Dotzler Park (Louie Desquin) – heard at start of meeting.
- b. 2015 Meeting Schedule – Ms. Forester asked the Committee to disregard the schedule that was included in the meeting packet and replace it with the one handed out at today's meeting. There was a slight change to the July meeting. Since the original meeting date was so close to the 4th of July, the July meeting will be held on July 13.
- c. Work Plan Update – Ms. Forester noted the County is closing out its books and asked that this item be postponed until the December meeting.

XI. Correspondence/Communications - The Minutes of the Punta Gorda CRA meeting of October 1, 2014 were included in the meeting packet.

XII. Public Comments –

Bill Schmitz asked if there would be delay in the planned changes with the inclusion of the S&S property request. Staff advised there would be no delay. Mr. Schmitz mentioned there are a few businesses up for sale on US41 and asked if concrete is on a site shouldn't the lots be mowed. Staff advised that yes the lots should be mowed if there is concrete on a site. Code compliance in Charlotte Harbor is complaint driven; anyone may call in to report an issue.

XIII. Staff Comments – Debrah Forester reminded the Committee an email was sent to them on Friday regarding the CRA road closures for drainage improvements.

XIV. Attorney Comments - None.

XV. Member Comments

Vanessa Oliver noted she was excited to be on Charlotte Harbor CRA Advisory Committee. Michael Haymans reported the historic house on Sibley Bay has been sold to a private party and they are doing fix-ups. Garland Wilson mentioned he was unable to get email to staff but wanted the Sign Code to be added to the Agenda in December or January. He requested a copy of the Charlotte Harbor CRA sign code and the County sign code. Mr. Wilson stated the CRA code should be loosened up for businesses on US41. Debrah Forester reminded the Committee that the BCC would be meeting with them in January and therefore suggested the Sign Code be put on the February Agenda.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, December 1, 2014 at 10:30 a.m. in Room 119 of the Charlotte County Administration Center.**

On November 5 there will a Charlotte Harbor CRA Community Meeting at the Charlotte Harbor Event Center to discuss land use changes and the revitalization plan.

XVII. Adjournment - There being no further business, the meeting **ADJOURNED** at 12:36 p.m.

Respectfully submitted,


Charlotte Ventola, Secretary

/kmk

Approved: 12/1/2014