

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, March 2, 2015 – 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 Garbacz
Michael Haymans (arrived at 10:41)
Vanessa Oliver
Delmar Wooden

Staff Present

Commissioner Ken Doherty
Debrah Forester, *Redevelopment Manager*
Shaun Cullinan, *Community Development*
Matt Trepal, *Community Development*
Mike Koenig, *Community Services*
Kathy M. Knee, *Recorder*

Members Absent

- I. **Call to Order**
Chairman Herston called the March 2, 2015 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:32 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** – Chairman Herston asked if there were any additions or deletions to the Agenda. Debrah Forester noted although there were no additions or deletions, Bill Schmitz handed her revisions to the Minutes of the February 2 meeting and asked that his request to revise be considered by the Committee.
- V. **Approval of Minutes**
Chairman Herston read Mr. Schmitz' revisions to Page 1, last paragraph, as follows: "Bill Schmitz asked Debrah Forester if anyone had been in contact with her or the CRA board regarding the Riverwalk properties for sale in the Charlotte Harbor Riverwalk. He asked because he recently referred someone to her. Ms. Forester noted that currently she and the Chair are working with one party. Mr. Schmitz then asked the protocol when someone comes directly to County staff or the CRA board regarding the Riverwalk or any other properties for sale. Is the county staff or the CRA board obligated to refer them to contact the property owner." (The rest of the paragraph remains unchanged.) ***A Motion was presented by Garland Wilson, seconded by Charlotte Ventola and unanimously approved to accept the Minutes of the February 2, 2015 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee with the revisions requested by Mr. Schmitz.***
- VI. **Commissioner Comments** - Commissioner Doherty had nothing to say at this time but mentioned he may want to participate in the Harbor Walk discussion.
- VII. **Public Comments** –
- Bill Schmitz commended Matt Trepal on his comp plan work and noted the importance of properly wording things.
 - Harry Thomas asked the cost of the historic center demolition and if it could be sold to offset these costs. Mike Koenig of Community Services advised he did not have the demolition costs but noted the property was purchased through a trust grant; if it is sold, a significant amount would need to be reimbursed to the state. Mike Haymans noted the demolition decision was

made because the building has structural problems. Mr. Haymans suggested the County should look into the possibility of a Seminole chickee hut. Native Americans used the Harbor and are part of its history.

VIII. Development Review Report

Jim Herston reported there was one permit for a chain link fence in Whidden Industrial Park that was approved and there are two parking lot permits that need to be reviewed.

IX. Old Business

Harbor Walk Update – Debrah Forester reviewed the cost breakdown for Harbor Walk Phase 1A. A memo was sent to the Committee members with included notes on the meeting with Commissioner Doherty, Jim Herston and County staff. There is no opportunity to do value engineering due to the complexity of this phase of the project. The BCC will be asked for approval to move forward with the contract and they will be asked for direction regarding the \$1M shortfall. Since the meeting with Commissioner Doherty, other opportunities were brought to our attention and include:

- Grant application to the WCIND board in Sarasota for the actual cost to replace the seawall; this is a regional benefit because of the waterway. There was a positive response to the funding request and the details are now being reviewed. If approved, this would be in addition to the \$68,000 already awarded from WCIND.
- A grant application to MAC requesting additional Boater Fund dollars to reflect the increased construction costs and requesting assistance to fund 25% toward the cost of the bathroom facility and utility lines into the facility, which boaters will be using. This request will be reviewed in March and could be available in FY 2016 if approved.
- Loan from the County's reserve with payback over a period of time from TIF funds.

Ms. Forester advised the FDOT Notice to Proceed has not yet been received. Therefore, the item was pulled from the February 24 BCC Agenda. It is hopeful that the Notice is received in time for the March 10 meeting. Bids were opened on January 23 so March 24 would be the end of the 60-day period.

Mike Haymans noted the Restore funding might come in too late but the Harbor Walk project seems to meet the requirements.

Commissioner Doherty advised that other CRAs are looking for funds for their shortages and the sales tax project funds can only be used for projects already approved by the BCC. A loan from the general fund may be the answer to keep the project on target.

April Meeting – Draft Agenda – Debrah Forester noted a draft agenda for the April meeting at Bayshore Live Oak Park was included in the meeting packet. For those interested, there will be a walking tour of the neighborhood at 4:30 p.m. followed by the Charlotte Harbor CRA Advisory Committee meeting which will begin at 6 p.m. at the Bayshore Live Oak Park pavilion. Property owners will be notified by mail. The consultants will be in attendance and will talk about the design plans and discuss the proposed 4-way stops for Parmely Street. The Sheriff's Office will be giving an update. There will also be updates on Bayshore Park, the Harbor Walk, the revitalization plan and the comp plan. Jim Herston asked that the Whidden Industrial Park be included on the agenda.

Comprehensive Plan Changes – Matt Trepal stated the Comp Plan changes were brought before the BCC on February 24. The BCC approved the transmittal to the State. The package to the State has not yet been mailed but it should be in the mail this week. The State has 30 days to review and comment. Adoption is expected at an April BCC meeting.

X. New Business

Conceptual Medical Arts Site Plan – Debrah Forester introduced Scott Whipple of DMJA, who was hired to do a marketing piece for Charlotte Harbor. Mr. Whipple gave a brief explanation of the site

and displayed the conceptual plan for the triangular parcel on US 41. The drawing included buildings, landscaping, retention ponds and parking. A meeting was held with FPL to receive input on the setbacks from the power lines and the proposed plans meet their FPL's setbacks.

Garland Wilson asked if there was a financial feasibility study done on the property to determine if this plan is realistic. Mr. Whipple responded that it was not in the scope to do number crunching but he and his staff talked about what is realistic. A medical use would be considered a high market demand. This plan could be bought or leased by a physician. Ms. Forester added that the property is listed for sale so the real estate agent could be asked. This plan illustrates possible opportunities other than a used car lot for the property.

Chairman Herston asked Matt Trepal about the zoning and future land use for this site. Mr. Trepal noted that with current revisions this piece is zoned CG; land use would be mixed use. A medical complex would not be inconsistent in the Charlotte Harbor Riverwalk. Mr. Herston noted that the entry needs to be more free-flowing. Discussion followed regarding the 0-9 foot building set back. Ms. Forester asked if all the buildings needed to be within the set back. Mr. Whipple stated the staggered buildings were utilized so not to create a wall of buildings on 41. Mr. Trepal advised the code states all buildings must have a 0-9 foot setback. Several buildings have skirted the issue by using architectural features. There is nothing in code about a larger development with multiple buildings. As code is revised this should be addressed. The process would allow the developer to come to this Committee to receive approval regarding the setbacks and if approved by the Committee would most likely be allowed to move forward.

Mike Haymans agreed with the entry issue but liked the site plan and thought it was going in the right direction. Mr. Haymans added that in his opinion the 0-9 foot setback on 41 is a mistake. The code should be made clear. Discussion followed about clarifying the code and setbacks.

Debrah Forester asked the Committee if they liked the concept as presented. Discussion followed. Handicap parking and dumpsters need to be addressed but the Committee liked the concept as presented. Shaun Cullinan was asked his opinion of the project and noted that he would need to know the projects square footage and it specific use but it appears to have the potential for approval. It seems to meet intent but the presentation was more conceptual. Ms. Forester said a disclaimer could be added to the drawing stating it is conceptual and actual plans will have to be submitted for approval.

Farman Street – Request Policy on Limiting Vacation – Debrah Forester noted information was included in the meeting packet. This area is just off Melbourne Street. There is concern about vacating the street because it affords access to the waterfront. It is a road but no improvements have been made. Robert Barnhart, who lives on Melbourne, noted that if the County took care of the Farman Street area it would not be a problem but it is currently overgrown.

Vanessa Oliver asked if this topic had been brought up with the County; Ms. Forester responded - not that she is aware of.

Michael Haymans advised the County holds platted roadways in trust for the purpose it was platted. If it is not going to be road, the County does not have the right to change its use to a park. There is a process but it is not automatic.

Shaun Cullinan advised no applications have been received for the Farman Street area. If vacated half would go to each property owner.

XI. Correspondence/Communications - The following item was included in the meeting packet:

- Minutes from Punta Gorda CRA meeting of February 4, 2015.

Debrah Forester noted the City of Punta Gorda wrote a letter supporting the application.

Public Comments –

Leslie/Signs R Us asked the Committee to address the sign code for the CRA. Businesses in the CRA must adhere to a stricter code than other businesses on 41. LED programmable signs are allowed all over County except in Charlotte Harbor. She asked that the sign code be reviewed and revised to allow business owners on 41 to have similar opportunities. Discussion followed about LED signs and the use of LED signs for events. The use of LED signs for events is a violation and although FDOT has removed them, the County does not have equipment to remove them without possible damage.

Robert Barnhart stated that Charlotte Harbor CRA should look more beautiful. Code Enforcement should drive through the area and see the issues. Although Code Enforcement is complaint driven, he has made calls but nothing has been done. Mr. Barnhart added that government should not be in real estate development. He knows someone who looked at the property presented earlier and they said nothing could be done with it.

XIII. Staff Comments –

- Debrah Forester distributed a Charlotte Transportation Plan flyer and noted there will be MPO Community Workshops for input on transportation issues on March 4, March 5, and March 17.
- Matt Trepal reported staff will be finishing up the land development regulations and they should be distributed at the April meeting and discussed at the May meeting. The Charlotte Harbor Land Development regulations will be incorporated into County code.

XIV. Attorney Comments - None.

XV. Member Comments

- Delmar Wooden stated that code compliance is a big deal in Charlotte Harbor and it is difficult to manage. When Phase 1A is complete it will be beautiful but there are still eyesores that need to be addressed.
- Charlotte Ventola agreed code enforcement is a problem.
- Garland Wilson mentioned he took a ride down Shady Lane to look at the Habitat houses. They did a good job.
- Mike Haymans agreed code enforcement is important and noted anyone can leave information without leaving a name. Community efforts may be needed to help someone who is unable to correct their issues. Mr. Haymans also noted he will be in a musical play, Century in Motion, on March 14 at 7 p.m.
- Vanessa Oliver welcomed the opportunity to discuss the sign ordinance to balance the aesthetics of the area and make it easier on the business community.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **April 6, 2015 at 6 p.m. at the Pavilion in Bayshore Live Oak Park Pavilion, 23157 Bayshore Road, Port Charlotte, FL.**

XVII. Adjournment - There being no further business, the meeting **ADJOURNED at 12:07 p.m.**

Respectfully submitted,


Charlotte Ventola, Secretary

/kmk

Approved: 4.6.2015