

**MINUTES**  
REGULAR MEETING  
CHARLOTTE HARBOR  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE  
**Monday, October 5, 2015 – 10:30 a.m.**  
County Administration Building – Room 119  
18500 Murdock Circle, Port Charlotte, FL 33948

**Members Present**

James Herston, *Chairman*  
Charlotte Ventola, *Secretary*  
Denise Garbacz  
Michael Haymans  
Vanessa Oliver

**Staff Present**

Commissioner Ken Doherty  
Debrah Forester, Redevelopment Manager  
Matt Trepal, Community Development  
Kathy M. Knee, Recorder

**Members Absent**

Garland Wilson, *Vice Chair*  
Delmar Wooden

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- I. **Call to Order**  
Chairman Herston called the October 5, 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** – None.
- V. **Approval of Minutes**  
*A Motion was presented by Charlotte Ventola, seconded by Michael Haymans and unanimously approved to accept the Minutes of the September 11, 2015 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written.*
- VI. **Public Comments**
- Bill Schmitz mentioned he wanted to follow-up on the clean-up of US 41 and asked if a committee was formed or if a Code Enforcement agent has gotten involved. Debrah Forester advised that the BCC is moving forward with the US41 clean-up by zones. John Elias will be invited to the next meeting to talk about the clean-up and how it will be managed. Mr. Schmitz further stated he is more concerned with closed businesses and he thinks the Committee should follow-up with property owners.
- VII. **Development Review Report** - Jim Herston reported there were mostly sign and parking lot permits this past month, nothing new in terms of development.
- VIII. **Old Business**  
Harbor Walk Update – Debrah Forester reported the RESTORE applications were put on hold at the September 22 BCC meeting. It may be coming back to the BCC at the end of October. The Chair was asked to attend and speak to the critical allocation of funds to the Charlotte Harbor CRA project. Staff was asked why the BCC delayed approval. Debrah Forester was out of town on September 22 and will review the recording of the meeting and will report to the Committee. Others who attended the meeting noted the turn lane was questioned and the BCC wanted more time to review the list before making a decision.

Ms. Forester also noted the following:

- Phase 1B 100% plans will be submitted to FDOT by Kimley Horn today.
- Money from FDOT has been allocated for this year.
- FPL will relocate guy wires.

Hands Across the Harbor (HAH) Update – Debrah Forester noted the HAH event is scheduled for January 30. Registration is now open. Sponsors and volunteers and needed.

Land Development Regulations - Proposed Revisions to the Code – Matt Trepal mentioned that at the last meeting there were a few questions about definitions. A printout was created and included in the meeting packet to clarify the definitions. Many of the definitions are taken from the American Planning dictionary.

Mike Haymans suggested the CRA definitions be kept in line with the definitions currently used by the County except for those terms that are specific to the Charlotte Harbor CRA. If the existing County Code definitions get revised, the Committee can revisit them but for now we need to get what is needed to move forward.

The definitions were reviewed and discussed. Those that were defined in State Statute cannot be changed. It was the consensus that the definitions that are currently defined in current County code will stay as is to be consistent.

Debrah Forester noted that Mr. Trepal will revise the table based on today's discussion. Ms. Forester noted a clean draft of the Land Development Regulations was included in the meeting packet. There are some highlighted areas where Mr. Trepal has requested additional discussion. Ms. Forester asked everyone to turn to the bottom of Page 17. Mr. Trepal noted there were no policy changes in the Development review procedures. Revisions included deleting the acronym "CRAAC" and using "the Committee" in its place.

Development standards were split out from the review procedures. References to "CRAAC" and "CRA" have been updated to "the Committee" and "the Community" respectively. A new table is included at (3) Front setbacks. Mr. Trepal explained the input on the table and discussion followed regarding minimums and maximums. Language should be included so that a single family existing residence is not caught in a Catch 22 if they want to expand. Wedding cake feature was mentioned. Some discussion followed. Ms. Forester noted this feature was previously considered by the Committee during height discussions. Mr. Haymans requested this item wait until Garland Wilson was in attendance.

Matt Trepal mentioned that the Industrial column should be deleted. The tables were added in an effort to make things easier to understand at a glance. Discussion on setbacks continued.

Debrah Forester noted the meeting will need to be wrapped up very soon. Another meeting is scheduled to begin. Mr. Trepal said the Committee could pick up at Buffer at the next meeting. There is still a lot to be covered with Signage probably needing the most time. Debrah Forester suggested holding off on signage and moving everything else forward so there will be approved Standards and people can come in and develop.

IX. **New Business** – None.

X. **Correspondence/Communications** – None.

XI. **Public Comments** –

- Harry Thomas mentioned the following:

- The Charlotte Harbor CRA meeting was not advertised in the paper the last few months. Staff will check.
- With regard to the discussion on the side lines for buildings, he thought 10 foot was decided.
- He has talked to 17-20 developers and they were not willing to give up an easement for the walkway along the waterfront during an initial purchase. They would not be comfortable with people walking along the back of their property.
- People want to know exactly what they can and can't do. They want to see something in black and white. Mr. Herston suggested he use the Revitalization Plan.
- Asked if he could have a new single family residence on his property in the Riverwalk if he turns the 6 units into some sort of business. He was advised single family is not allowed in the Riverwalk.

XII. **Staff Comments** - None.

XIII. **Attorney Comments** – None.

XIV. **Member Comments**

- Charlotte Ventola reported the road has been paved in Whidden Park.

XV. **Next Meeting Date**

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, November 2, 2015 at 10:30 a.m., in Room 119 of the Charlotte County Administration Center, 18500 Murdock Circle, Port Charlotte, FL.**

XVI. **Adjournment** - There being no further business, the meeting **ADJOURNED** at 1:03 p.m.

Respectfully submitted,

  
Charlotte Ventola, Secretary

/kmk

Approved: 11-2-2015