

MINUTES - Corrected
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, November 2, 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
Delmar Wooden

Staff Present

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

Members Absent

Garland Wilson, Vice Chair

I. Call to Order

Chairman Herston called the November 2, 2015 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 10:34 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 – Debrah Forester asked that the item under New Business, US41 Appearance, be moved to just before Development Review. Commissioner Duffy and Shaun Cullinan will be giving the presentation.

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 5, 2015 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee, as written.

VI. Public Comments - None.

US41 Appearance – Commissioner Duffy noted that there have been a lot of complaints about the look of US41, especially in Port Charlotte. Although there are exciting things happening at the bridge, there is nothing going on up the road. A committee has been formed consisting of businesses, citizens and staff who are trying to develop plans for a public/private partnership to improve the overall look. The committee will look at ways to use landscaping in a better way. US41 has been sectioned off into 6 zones. Charlotte Harbor is in Zone 1, which extends from the bridge to Hancock Boulevard. The committee will approach businesses to try to raise funds and hopefully the County can match the raised funds. A landscape architect will be hired and tasked with design ideas. The goals include not blocking the view of businesses; making sure landscaping is in the right of way, which may be a challenge in Charlotte Harbor, and creating a simple and classy look with nice trees and shrubbery. The plan is to start planting later on this year. More involvement from businesses is needed. Charlotte Harbor will be affected in a very positive way. Jim Herston noted he did not like the idea of starting in Zone 1 since construction is going on at the bridge. Debrah Forester mentioned it could be a good place since CRA funds are limited and the proposal will not impact the Harbor Walk area. Beautification can only be a benefit. Mike Haymans agreed that some businesses cannot be dressed up because of the narrow strips of right of way. Outreach is helpful but landscaping may not be enough. Commissioner Duffy noted that plaza signs are being considered but a

business property association may be needed for maintenance. Another committee called Gateways was formed a few years ago to look at the gateways around the County. The committee has design plans to do Kings Highway and I-75 but that is currently on hold because FDOT is making changes to the exit. The next project will be at 776 and 41, which is the Gateway to the Baseball Stadium. A grant ~~for~~from the State was received to complete that project. Gateway signage will all have the same theme and colors. Denise Garbacz is on the Facelift 41 committee so if there are questions in the future, she can help.

Shaun Cullinan, Zoning Official, noted that a few months ago, in response to citizens wanting the County to be proactive, the BCC approved two new code enforcement officer positions. Commercial violations will be their focus. A game plan is being formulated; the officers will work through issues with people and not just write citations. It is hopeful that the businesses will realize the benefits of sprucing up when they see the County and their neighbors planting and painting. This effort may turn from collaborative to enforcement but the officers are people persons. Commissioner Duffy noted that Parkside has been successful with proactive code enforcement. One idea being discussed is developing plaza signage to help customers locate businesses through the labeling of the shopping center. The Commissioner mentioned the new Charlotte County, FL App which is a tool to communicate with the County.

VII. Development Review Report - Jim Herston reported on September permits. Mr. Herston noted that he had not realized the plans for 4355 Pinnacle were previously approved so Architectural Review is not required. Mr. Herston suggested that if a fee was paid it should be refunded. No action is needed by the Committee on this item and it will move forward in the Building Department.

VIII. Old Business

Land Development Regulations – Matt Trepal noted a new copy of the Use Table was part of the meeting packet and it reflects the changes from previous meetings. Mr. Trepal met with Debrah Forester and their discussion included:

- Community Gardens – districts where allowed is currently blank. There are conditions listed for community gardens so staff's suggestion is to mark it Conditional in CHCR, the NBR and the Mixed Use District.
- Leisure Vehicle Rental – there is no definition right now but one will be created which will include bicycles and scooters but not RVs.
- Drug Store and Pharmacy – listed as Conditional on the table but there were no conditions. One recommended condition would be that there be no drive-through facility unless on an arterial road, which is consistent with other parts of the Code.
- Dry Cleaner – also no drive-through facility unless on an arterial road.

Jim Herston questioned the blank space under Charlotte Harbor Riverwalk, Business Services. Matt Trepal noted that under Conditional Use for Business Services only the following services are permitted: real estate agents, insurance agents, counselors, travel agencies, and art, dance, music and photo studios. This is allowed as conditional in the NBR. Discussion followed regarding what should and should not be allowed in the Riverwalk. Business Services in the Riverwalk will be changed to Permitted.

Matt Trepal began talking about front setbacks which were not included in the meeting packet this month. Ms. Forester noted the code was included in the October packet but it was determined that the October packet was not accessible on the computer at this time. Since it would be difficult to discuss this item without the documentation it was tabled until next month. Ms. Forester will include this in the meeting packet for next month.

Ms. Forester pointed out that Garland Wilson was unable to attend today's meeting but sent an e-mail, which was printed and distributed to the Committee, regarding wedding cake setbacks. Ms. Forester mentioned that her notes indicate the Committee asked to do away with the wedding cake concept and the focus will be on the side setbacks. This item will be tabled until next month when Mr. Wilson is in attendance.

The revised Charlotte Harbor Code will go for approval on its own and not with the County Code. The sign code in Charlotte Harbor could be worked on at a later date. Discussion is still needed regarding height, front and side setbacks, architectural standards and a formula is needed to determine how property owners not on the water will pay for additional height. Jim Herston suggested a workshop be scheduled to get everything done sooner rather than later. Mike Haymans thought an additional meeting would be difficult to schedule during the upcoming holiday season. The remaining items can be worked on at the December meeting and if necessary in January but signage should be included. Debrah Forester suggested the Committee members take time to go through a strikethrough version and send comments prior to December's meeting. Staff can respond to all comments in December. Vanessa Oliver noted that it sounds like a more relaxed sign code is needed and perhaps the Committee could give Mr. Trepal an idea of what they would like to see. Structural and policy issues need to be addressed in the sign code. Mr. Trepal can make suggestions for structural requirements. He can follow the County Code and then say except for to whatever is required in Charlotte Harbor. Staff will send the County's version of the sign code out by email and welcomes comments. Delmar Wooden mentioned he had a spreadsheet which was a good comparison of the County sign code and the Charlotte Harbor CRA sign code. Mr. Trepal will resend that spreadsheet. The Committee will review emailed information prior to December's meeting so discussion can move forward.

Harbor Walk Update – Debrah Forester reported the project is still on track for the March deadline. Staff will be meeting tomorrow with Kimley-Horn to finalize 100% plans. Next step, plans will go to FDOT. RESTORE funding was approved for this project. A funding application will be submitted to the Marine Advisory Committee.

Hands Across the Harbor (HAH) Update – Debrah Forester passed out HAH bookmarks to the Committee members and asked that they share them throughout the community to help promote the event. Sponsors are still needed. All information is on the website.

Request to Change April Meeting - Debrah Forester asked the Committee if they were agreeable to change the April 2016 meeting from April 4th to April 11th. The consensus was yes the April meeting could be rescheduled. Staff will have the 2016 calendar of meetings ready for next meeting.

Debrah Forester showed a presentation which included projects done at Delray Beach and in the Lauderdale Lakes community to show that it is possible to achieve beautification improvements even on a state road. Other communities have faced the same struggles and are working through them.

IX. New Business

US41 Appearance – This item was moved to the start of the meeting.

X. Correspondence/Communications

The following items were included in the meeting packet:

- Minutes from Punta Gorda CRA meeting of October 7, 2015
- Shark Tank Article
- Event at Bayshore Park - Grease

XI. Public Comments – None.

XII. Staff Comments - Sunset Grill is now open.

XIII. Attorney Comments – None.

XIV. Member Comments

- Denise Garbacz stated 41 needs to be cleaned up and it has to start someplace.
- Delmar Wooden agreed.
- Vanessa Oliver also agreed and hoped the new code enforcement steps work out because it would be good for the Charlotte Harbor CRA.

XV. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, December 7, 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 12:09 p.m.

Respectfully submitted,



Charlotte Ventola, Secretary

/kmk

Approved: 12.7.2015