

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, June 6, 2016 – 10:30 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Garland Wilson, *Vice Chair*
Charlotte Ventola, *Secretary*
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

Denise Garbacz

I. Call to Order

Chairman Herston called the June 6, 2016 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 – Debrah Forester requested the addition of Preliminary Tax Valuation for Charlotte Harbor CRA under New Business.

V. Approval of Minutes

A Motion was presented by Charlotte Ventola, seconded by Vanessa Oliver and unanimously approved to accept the Minutes of the May 2, 2016 Regular Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee as written.

VI. Public Comments - None.

VII. Development Review Report

Triton Sign Request – Ken Quillen distributed a copy of the zoning code for signs and noted the Triton sign does not meet Charlotte Harbor CRA code; it is too large. Triton has applied for a variance. Mr. Quillen noted that he learned Matt Trepal was working with the Advisory Committee on changes to the sign code in the CRA. Under the proposed new code, Triton would be in compliance. Matt Trepal noted the adoption process will begin in August. Triton's sign will be 75 square feet; the proposed sign code would allow up to 250 square feet. Jim Herston noted the name of the company and its logo takes up about 50 square feet and that meets current code. ***A Motion was presented by Garland Wilson, seconded by Mike Haymans and unanimously approved to recommend acceptance of Triton's sign request.***

VIII. Old Business

Harbor Walk Update – Debrah Forester reported on the successful Live Oak Point ribbon cutting event and thanked everyone for coming. The final punch list will be completed by June 15. The park will be handed over to Community Services for maintenance. It will be available for rental for weddings, etc. There is limited access to the park until June 15. Public Works will put a sign near

the entrance and will mark the driveways. The design plans for Phase 1B have been approved. Staff is working on obtaining additional funding. Ms. Forester noted staff is currently working on a Sun Trail Grant and requested the Committee to authorize the Chair to sign the cover letter. It was the consensus of the Committee that the Chair sign the letter.

Mike Haymans noted there were some cracks already found at the park from settling; he asked if the cracks are being addressed on the punch list. Mr. Haymans asked Ms. Forester to touch base with Venkat Vattikuti at Public Works regarding the cracks. Jim Herston asked Ms. Forester to send a copy of the punch list to the Committee members.

Mr. Haymans asked if the rental of the area is limited to certain spaces and will other areas still be available and open to the public. Ms. Forester believes the circled areas will only be available for rental but she will check with Community Services.

Mr. Haymans also asked if parking will be allowed at the park during the July 4th Freedom Swim. Ms. Forester thought it would be. Mr. Haymans asked for contact information for the private property owner.

Land Development Regulations Review – Matt Trepal noted the LDRs will be going to the Planning Board in August and then to the BCC in September and October. Mr. Trepal reported that two public hearings are required.

Mike Haymans disclosed he owns property in Charlotte Harbor CRA which is zoned Mixed Use but he is making the following argument for consistency. A map was brought up on the overhead to show the location of the properties Mr. Haymans wished to talk about. Mr. Haymans stated he believed the intent of rezoning the parcels in the CRA was to get rid of Multi-Family and create the Riverwalk area. He recommended that all NBR be changed to Mixed Use. Ms. Forester stated NBR is Mixed Use with exceptions noted on the chart. It was mentioned that a non-conforming use is on the corner so the whole block should go Mixed Use. Staff noted you could add a hotel as a conditional use on NBR. Matt Trepal reviewed the differences in NBR and MU. Discussion followed. ***A Motion was presented by Vanessa Oliver, seconded by Garland Wilson and unanimously approved to change the 3 parcels in question from NBR to MU and incorporate this change with the LDR/zoning revision packet currently being prepared for approval.*** Mike Haymans recused himself from this vote and requested a Voting Conflict form. Property owners could speak at the P&Z meeting if there were any concerns but since usage is increasing there should not be any problems.

Jim Herston asked if any of the proposed changes would impact the Peace River Wildlife move. Shaun Cullinan responded there would be no impact to Peace River Wildlife because the property being looked at by the Wildlife Center is not currently in the CRA.

Vanessa Oliver asked why the Coastal Residential zoning remained in place instead of changing it to NBR or MU. Staff advised that it is an attempt to keep the residential character of the area.

IX. **New Business**

Charlotte Harbor Directional Sign - Debrah Forester stated the picture of the directional sign in question was included in the meeting packet. In a conversation with FDOT, it was noted that the sign was put in as community interest. Ms. Forester asked if the sign could be removed at this time since there is now a Gateway sign. Ms. Forester asked the Committee to take a look at the sign and this item could be addressed next month. ***A Motion was presented by Mike Haymans, seconded by Vanessa Oliver and unanimously approved to remove the Charlotte Harbor Directional Sign.*** Garland Wilson mentioned that he would be in favor of putting the bridge name signs back in place

and suggested the Charlotte Harbor CRA could pay for one bridge and perhaps the Punta Gorda CRA could pay for the other bridge.

Redevelopment Plan Update - Debrah Forester reported the Redevelopment Plan has not been reviewed since 2013. Now that the comp plan and zoning code review is finished, the Committee could update the redevelopment plan. Discussion could include the recommendation to expand the CRA to include Hickory Bluff Park.

Preliminary Tax Valuation - Debrah Forester advised that she has been notified that the Charlotte Harbor CRA tax valuation has increased. A tax increment of \$128,000 is expected; an increase of about \$28,000. Property values are going back up. People are investing into the community.

X. Correspondence/Communications

The following items were included in the meeting packet:

- Minutes from Punta Gorda CRA meeting of May 4, 2016
- Our View Wildlife center just looking for a new home
- Live Oak Point Newspaper Clippings

XI. Public Comments –

Allison Ryan, a property owner near Parmely, stated she was excited the neighborhood could be getting the Wildlife Center.

XII. Staff Comments – None.

XIII. Attorney Comments – None.

XIV. Member Comments

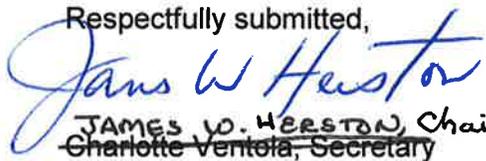
Mike Haymans thanked Debrah Forester for the putting together such a nice ribbon cutting event. Jim Herston mentioned using the bridge material for the trophy gifts a very good idea.

XV. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on **Monday, July 11, 2016 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 11:47 a.m.

Respectfully submitted,


JAMES W. HERSTON, Chair
~~Charlotte Ventola, Secretary~~

Approved: 7.11.2016

/kmk