



AGENDA
Regular Meeting
Charlotte Harbor Community Redevelopment Agency Advisory Committee
September 10, 2012 – 10:30 a.m.
CHARLOTTE COUNTY ADMINISTRATION CENTER, Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call/Determination of Quorum**
- IV. Additions/Deletions to Agenda**
- V. Approval of Minutes**
 - July 9, 2012 Minutes
- VI. Commissioner Comments**
- VII. Public Comments**
- VIII. Development Review Report**
- IX. Old Business**
 - a. Bayshore Park – Tom Henry, Community Service
 - b. Bayshore Park Special Events Report - Elizabeth Spicer
 - c. Melbourne Bridge Landscape Plans – John Swen
 - d. Architectural Standards (August 1, 2010 Draft Attached)
 - e. Logo Date- Historical District Ordinance Change
 - f. Harbor Walk Project Update
 - g. Hands Across the Harbor Event
- X. New Business**
 - a. Walkability Study Report
 - b. US EPA Brownfields Grant Resubmission
- XI. Correspondence & Communications**
 - a. Minutes from Punta Gorda CRA meetings of July 3, July 11 and August 15
 - b. Reclaimed Water Line (Recap of previous Committee discussion)
 - c. Sun News Article – Scavenger Hunt
- XII. Public Comments**
- XIII. Staff Comments**
- XIV. Attorney Comments**
- XV. Member Comments**
- XVI. Next Meeting/Dates for Your Calendar:**
 - **October 1, 2012 at 11:00 a.m., Charlotte Harbor CRA Advisory Committee Meeting - Charlotte County Administration Center, Room 119**
- XVII. Adjournment**

MINUTES
REGULAR MEETING
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, July 9, 2012 – 11:00 a.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Garland Wilson, *Vice Chairman*
Grace Amodeo, *Secretary*
Nathaniel Cooley
Michael Haymans

Staff Present

Debrah Forester, *Redevelopment Manager*
Roxann Read, *Planner II*
Elizabeth Spicer, *Event Planner*
Mike Koenig, *Community Services*

Members Absent

Charlotte Ventola

Guests

I. Call to Order

Chairman Herston called the July 9, 2012 meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 11:00 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; Secretary Grace Amodeo confirmed a quorum was present.

IV. Additions/Deletions to Agenda – Mr. Herston requested that Item X.a - Roberts House be discussed after Item XI. a.

V. Approval of Minutes

A Motion was presented by Grace Amodeo, seconded by Garland Wilson and unanimously approved to accept the Minutes of the June 4, 2012 meeting as written.

VI. Commissioner Comments

Commissioner Deutsch was unable to attend today's meeting.

VII. Public Comments

Evelyn Loeffler noted she has read the Architectural Guidelines Resolution, which will be discussed later in the meeting, and questioned if the Architectural Guidelines are changing from voluntary to mandatory. Mr. Herston advised that the change from voluntary to mandatory actually took place in 2002, and today the recommended changes would be discussed.

Dick Loftus stated that he supported the CRA taking a 6-month option on the purchase of the Chester Roberts' property for the purpose of reaching out to the community to ascertain if there is community support to create a non-profit organization for the sole purpose of raising funds to purchase and maintain the property. The private sector must be willing to support this property. There has been discussion regarding having bed and breakfasts in this area and the Roberts' home would be suitable for this use. A bed and breakfast could generate sufficient funds to maintain the property in perpetuity. Chester Roberts was the first chairman of the CRA and through his leadership a redevelopment plan was created.

VIII. **Development Review Report** – Jim Herston noted the structure for Advanced Auto Parts is under construction.

IX. **Old Business**

a. Bayshore Live Oak Park Playground Design – Mike Koenig, Community Services, reported funding has been secured for advancing the playground program and this includes equipment at Bayshore Park. His office reached out to two companies under the state contract program for proposals. Mr. Koenig distributed pictures of the equipment and layout planned for the Bayshore playground. Staff will try to bring a proposal to the BCC later this month. Discussion followed regarding curbing, the use of railroad ties or tie-like product to keep with theme, and flood tolerance of the pour-in-place product. With regard to a small lighted water feature spraying water into air where the children could play, Mr. Koenig noted this feature is being looked into and noted it is treated like a swimming pool; a pump is required. **A Motion was presented by Michael Haymans, seconded by Grace Amodeo and unanimously approved to accept the concept plan provided by Community Services and authorize them to move forward with the Committee's recommendation.**

Xa. Roberts House – Debrah Forester gave a brief history of the property. The Roberts house is located on the corner of Sibley and Seneca an area which was recently changed to NBR zoning. There is a main house and a 2-unit apartment. The inside of the house contains many artifacts/antiques from the 1920 – 1970s, which would be included with the purchase of the house. Some of these items could be sold after purchase. Securing this property would provide historical, educational opportunities as well as having the potential to have an artist's retreat, a gallery, retail/coffee shop. Ms. Forester noted that financial support is not being requested today but asked for the Committee's endorsement that this is something worth pursuing. A separate, non-profit foundation could be set up to take this on and do the fundraising. At least \$200,000 is needed for purchase and rehab of the facility. Elizabeth Burr is the selling agent for the house and represents Chester Roberts' daughter who would like this historical home to stay with the people of Charlotte Harbor because her father was so involved in the CRA. The asking price is \$100,000, which includes the contents but the seller expects the sewer hook-up, \$17,000, to be paid by the purchaser as well as taxes for this year which are about \$2,000. The seller is willing to do an option to allow the buyer the ability to raise the funds. Mr. Herston noted the Property Appraiser shows the value at \$64,000. Ms. Burr noted there are some discrepancies on the County site, one being the age of the building. Ms. Burr invited the Committee to tour the house. Elizabeth Spicer mentioned she has toured the house and would value the antiques in the house between \$50,000 and \$100,000. Ms. Spicer stated that under some agreement she would be willing to spearhead fund raising.

Garland Wilson asked who would own and operate the home. Ms. Forester noted that many historic homes are owned and operated by a non-profit Foundation or Historical Society. The CRA is not being asked to own and operate, only to endorse the concept. An appropriate owner would need to be identified.

Michael Haymans talked about the historical buildings that are located in Punta Gorda at Shreve Park. These buildings were donated to the Historical Society and the land they sit on is leased from the City for \$1. Mr. Haymans mentioned that the Roberts Home was brought to the Historical Advisory Committee for the County at a joint meeting with the City of Punta Gorda Historic Preservation Board. The conclusion of the group was that it sounds like a very nice home to save, yes there ought to be encouragement to save and preserve it, but because of the condition of the house a private person should be buying it. If the house can be a bed and breakfast, this would be a better project for a private investor. If it becomes an issue that a private investor does not take on this project, this item could be revisited and reconsidered.

A Motion was presented by Michael Haymans, seconded by Garland Wilson and unanimously approved to support the effort to save Roberts house in place and make it useful for historical purposes that fits the theme of the CRA.

- b. Elizabeth Spicer Report – Elizabeth Spicer reported that \$800 was made this year. Ms. Spicer pointed out that none of the money budgeted for events was spent due to the use of in-kind services. Ms. Spicer thought more families were using the park since the alcohol ban was put in force.

Garland Wilson suggested that Ms. Spicer talk with Cliff Kewley about the kayak launch. Ms. Spicer acknowledged that she will talk with Mr. Kewley and take recommendations to Community Services.

- c. Work Plan – The work plan spreadsheets were distributed with the meeting packet. Michael Haymans asked if Ms. Forester had an opportunity to talk with Charlotte Ventola about this item. Ms. Forester and Ms. Ventola were unable to meet to discuss. Ms. Forester explained the updates made to the work plan. Nate Cooley asked staff to check previous Minutes to confirm the Advisory Committee's stand on the reclaimed water project.

Garland Wilson pointed out that the total TIF is paying for salaries and welcome sign maintenance; he suggested the Committee request the BCC to have the Economic Development Office pay for more of Ms. Forester's salary, the Parks Department pick up more of Ms. Spicer's salary and for a reduction in maintenance fees. Discussion followed regarding this suggestion and it was the general consensus that things are getting done and the team is good. Nothing currently needs to be done.

- d. Architectural Design Standards – A copy of the Architectural Design Standards with Garland Wilson's proposed revisions were distributed with the meeting packet. Debrah Forester asked if there were any questions or comments. Michael Haymans asked for the meaning of "use" average value. Mr. Wilson noted the language was taken from another municipality and agreed the word "use" could be deleted.

Discussion followed regarding a color chart and it was decided the notation to add a color chart should be deleted. Although there is a reference to colors and pictures on the website, they were not adopted as part of the code.

Ms. Forester asked for discussion on the section addressing 6x6 windows and 2x2 windows (Section 8 E on the marked up version) which seems to be an issue for some retailers with their display windows. Mr. Herston noted that this type of window is an option for points and not a requirement. Mr. Herston added that he thought more point options are needed.

Ms. Forester asked about a change to the section on Sheds at Page 10. It was previously noted that there was a loophole in this restriction. Mr. Herston suggested the Minutes be reviewed to determine what was previously discussed and/or voted on by the Committee.

Michael Haymans noted that on Page 7 at #2, under Secondary Roof Structures, Skylights..., the language could restrict solar collectors from being installed where they would be most useful. Mr. Wilson thought putting solar collectors on the front of the house would take away from the other architectural features.

Mr. Haymans also pointed at that in the Demolition section on Page 12, #1 it says there shall be no demolition until complete construction plans for the site are approved – but what if the property owner wants to tear down the structure and leave nothing?

Staff will make changes and this item will be put on the September Agenda. It was requested that a Revision Date be included on the next copy.

- e. Harbor Walk Update – SWFWMD Permit and FDOT Funding – Debrah Forester advised that the SWFWMD permit has been received; a notice was published in the paper; a letter was sent to FDOT asking that the advance funding request be reconsidered now that the transportation bill has been approved. The lease with FDOT needs to be finalized by the attorneys but it is hopeful that it will go before the BCC at the end of August.
- f. Melbourne Bridge – Landscaping Plans – Debrah Forester advised the landscaping plans are at 60% and shared her copy with the Committee. Kelly Slaughter has given her comments to the architect. The Committee will be advised when the landscaping is schedule to be done.
- g. Walkable and Livable Communities Report – Debrah Forester mentioned a draft report has been received and is being reviewed by staff.
- h. Enhancement Zone Designation – Public Meeting – Ms. Forester reported the EDO has been talking with a party interested in Charlotte Harbor; the Enhancement/Brownfield Zone Designation would be a valuable tool. Property owners would be able to opt out if they were not interested in participating. Whidden Park, the 41 Corridor, the Riverwalk area and the County-owned Sibley Bay property would be the focus. A Public Meeting could be scheduled in late August, early September.
- i. Comprehensive Plan and Zoning Codes Revisions Update – Roxann Read advised that the Comp Plan will be released in late fall for public review.

X. New Business

- a. Roberts House was discussed earlier in the meeting.
- b. Charlotte Harbor CRA Public Meeting/Workshop – Ms. Forester suggested a Charlotte Harbor CRA Public Meeting be held in September or October to give the community an update, which could include zoning code changes, comp plan changes and the Enhancement Zone, if it goes forward. A brief discussion followed and it was determined that October would probably be best because it would fit in with the release of the Comp Plan by Community Development.

Garland Wilson asked if there was anything going on in Whidden Park. The area was a mess after Hurricane Debby. Mr. Herston advised that Public Works provided some cost estimates for improvements to the roads and utilities but nothing more has been done with the property owners.

XI. Correspondence/Communications – The following information was forwarded with the meeting packet:

- a. Minutes from Punta Gorda CRA meetings of June 6, 2012
- b. Newspaper Articles
- c. Harbor Style Magazine Article

XII. Public Comments

Cliff Kewley noted there needs to be more pressure put on the Economic Development Office to keep Charlotte Harbor in the forefront.

Mr. Wooden suggested that the point system used for the architectural design be revised to give more points for certain improvements; i.e., verandas are costly so more points could be awarded.

Evelyn Loeffler asked about the possibility of a contemporary structure. Jim Herston suggested that Ms. Loeffler meet with him after the meeting to talk about this. Ms. Loeffler agreed.

XIII. Staff Comments – Ms. Forester mentioned that there has been discussion regarding the established date of the Charlotte Harbor CRA. It has been shown as 1862 but the Historical Committee has sent a letter to Commissioner Constance asking that the Ordinance be amended to show the established dated to 1872. Once finalized the logo will need to be revised. A Ponce de Leon Program is tentatively planned for March 29 at Bayshore Live Oak Park. The CRA has been asked if they would like to participate and Ms. Forester suggested that Elizabeth Spicer might be able to coordinate something. Mr. Haymans noted that he will be participating. Ms. Forester reminded the Committee that there is still a vacant “resident” seat of the Committee. Ms. Forester reported that the Sheriff’s Department will be cleaning up overgrown areas on July 14.

XIV. Attorney Comments – Derek Rooney was not present at this time.

XV. Member Comments

Grace Amodeo mentioned she is gathering information which could be used to create a Charlotte Harbor brochure.

Michael Haymans noted that he has been working with Debrah Forester and Teri Ashley to form a Charlotte Harbor focus group. Crew Charlotte Harbor has formed a corporation. The public will be invited to join. Mr. Haymans also noted the next Hands Across the Harbor event will be on January 26, 2013.

XVI. Next Meeting Date

The next regular meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee will be held on Monday, September 10, 2012 at 10:30 a.m. in Room 119 of the Charlotte County Administration Center.

XVII. Adjournment

There being no further business, the meeting ADJOURNED at 1:10 p.m.

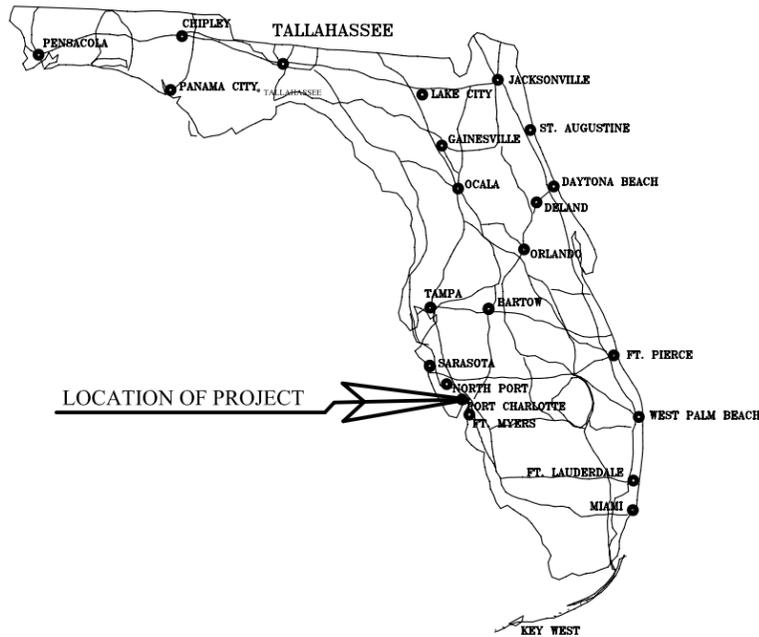
Respectfully submitted,

Grace E. Amodeo, Secretary

Approved:

Landscape Plans FOR MELBOURNE STREET BRIDGE

CHARLOTTE HARBOR, FLORIDA
SECTIONS 7, TOWNSHIP 39 SOUTH
RANGE 19 EAST



INDEX OF DRAWINGS

- L1 COVER SHEET
- L2 LANDSCAPE PLAN
- L3 LANDSCAPE DETAILS AND SPECIFICATIONS
- L4 SPECIFICATIONS

LOCATION MAP

PREPARED FOR

Charlotte County Board of County Commissioners

18500 Murdock Circle
Port Charlotte, Florida 33948

COUNTY COMMISSIONERS

CHRISTOPHER CONSTANCE, DISTRICT 2, CHAIRMAN
STEPHEN R. DEUTSCH, DISTRICT 4, VICE CHAIRMAN
BOB STARR, DISTRICT 1
ROBERT SKIDMORE, DISTRICT 3
TRICIA DUFFY, DISTRICT 5

PREPARED BY

CHARLOTTE ENGINEERING AND SURVEYING, INC

1700 El Jobean Road
Port Charlotte, Florida 33948
(941) 629-2552

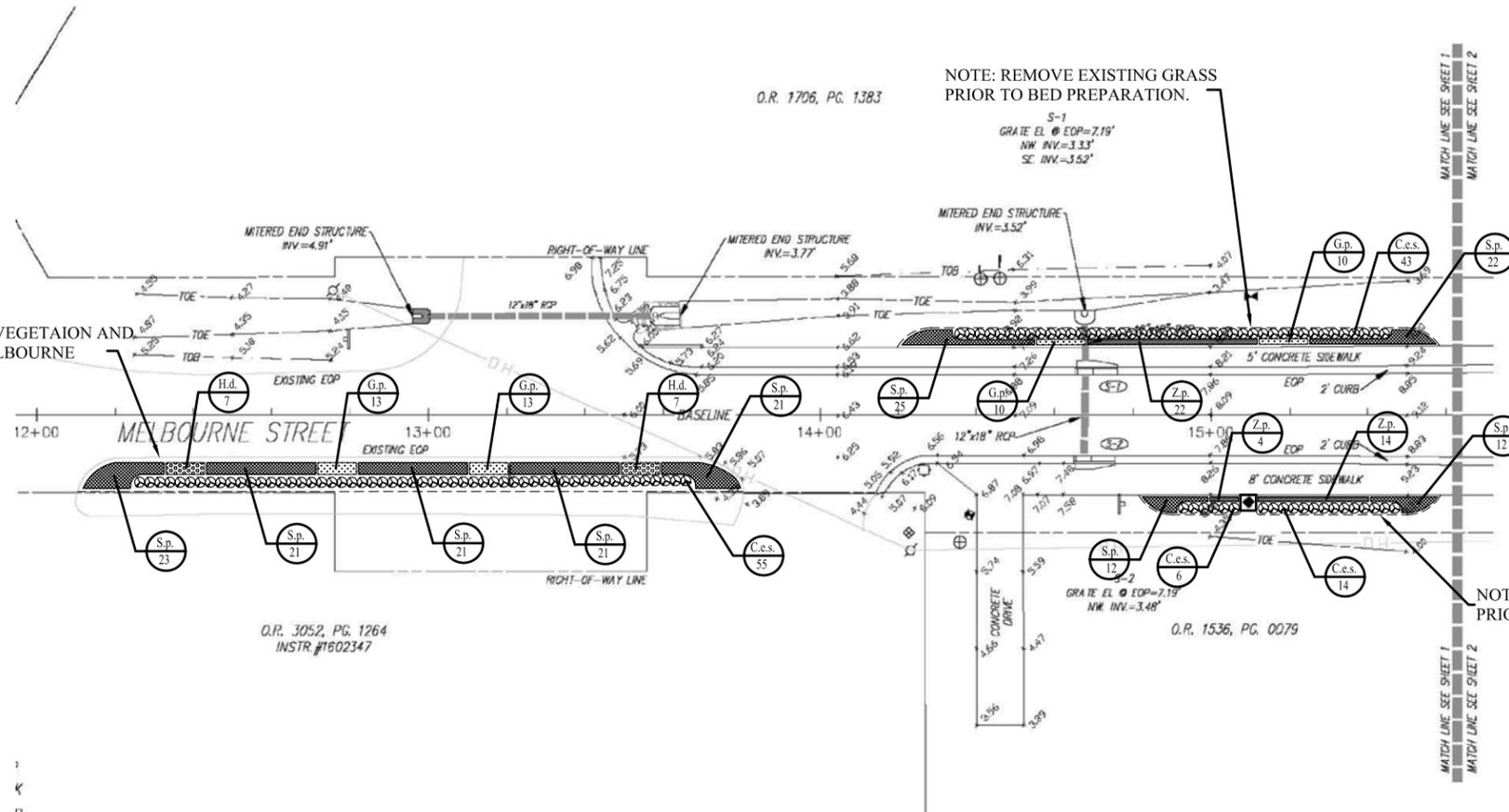


ORIGINAL DATE:	-	6/18/12
REVISIONS:		
DATE	DESCRIPTION	BY
6/28/12	60% Design Development (DD's)	JS
8/01/12	100% Construction Drawings (CD's)	JS
8/21/12	Rev. per CHWA	JS
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State of Florida
Charlotte Engineering & Surveying, Inc.
Authorization No. IC-371
Job No. 12647

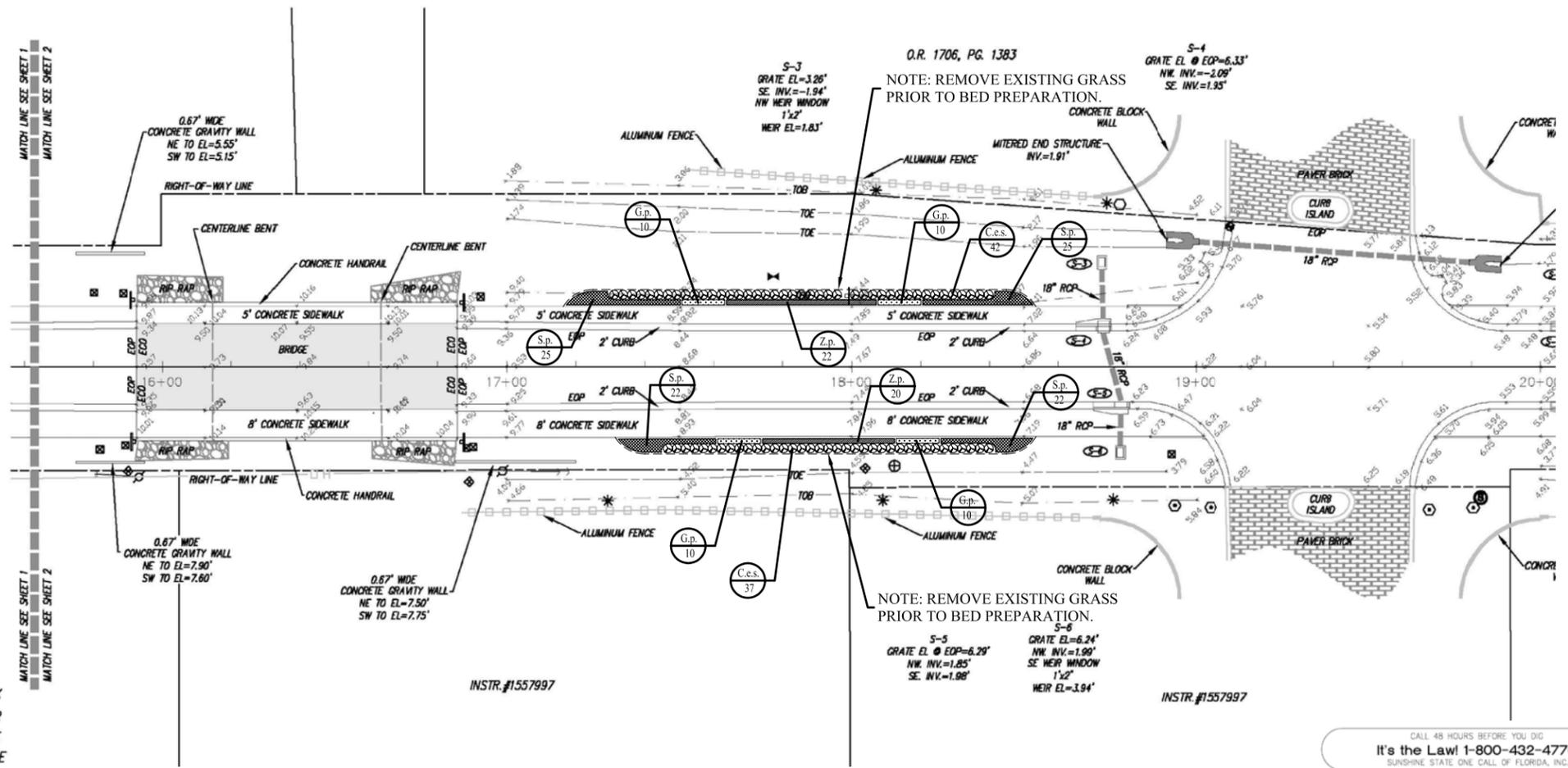
NOTE: REMOVE ALL EXISTING VEGETATION AND GRASS/WEEDES WITHIN THE MELBOURNE STREET RIGHT-OF-WAY.



NOTE: REMOVE EXISTING GRASS PRIOR TO BED PREPARATION.

NOTE: CONTRACTOR SHALL INSPECT ALL PLANTING BEDS FOR UNACCEPTABLE SOILS, SUCH AS: ROADWAY BASE MATERIAL, ROCKS, STICKS, CLAY, COMPACTED SOILS, AND REMOVE FROM THE PROJECT SITE. REPLACE WITH CLEAN SCREENED TOP SOIL, FREE OF ROCKS, STICKS AND WEED SEEDS.

NOTE: REMOVE EXISTING GRASS PRIOR TO BED PREPARATION.

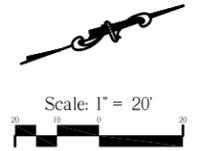


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FOR
Charlotte County
Board of County Commissioners
18500 Murchick Circle
Port Charlotte, Florida 33948

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Land Surveyors - Landscape Architects

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10 Hoover Blvd.
Suite 100 Tampa, FL 33609
Telephone No. (813) 289-2559
Fax No. (813) 289-5366

Landscape Plan
Melbourne Bridge
Charlotte Harbor, Florida

Revisions:
602 DDs 6/28/12
1002 CDs 8/01/12
Rev. (CHWA) 8/21/12

John T. Swen, R.L.A.
LA 0001832
State of Florida
Charlotte Engineering & Surveying, Inc.
Authorization No. LC-371

Date: 06/18/2012
Scale: 1"=20'
Drawn By: JTS
Checked By: JTS
Project #: 12647

SHEET L2

SECTION 0200
LANDSCAPING

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The CONTRACTOR shall furnish all materials, equipment, tools, transportation, services, and labor required for the complete installation of trees and plants of the species, size and quality in the locations indicated on the drawings or as approved by the LANDSCAPE ARCHITECT.

1.02 RELATED WORK REQUIREMENTS

A. The Contract Documents include, but are not limited to, the following related requirements, if applicable:
1. Irrigation System included in Section 02284.
2. Well and Pump included in Section 02385.
3. Sodding included in Section 02922.
4. Seeding included in Section 02923.

1.03 SUBMITTALS

A. Submit to the LANDSCAPE ARCHITECT for approval, shop drawings and complete written maintenance instructions for each type of plant furnished under the Contract.
B. Submit representative samples of any and all required accessory planting materials as approved by the LANDSCAPE ARCHITECT.

1.04 GUARANTEE

A. The CONTRACTOR shall furnish a written guarantee warranting all materials, workmanship and plant material.
B. During the guarantee period, the CONTRACTOR shall replace at no cost to the OWNER any plant required under the Contract that dies or is not established at the end of the guarantee period. All replacement plants shall be like size and kind of the plants removed.
C. The CONTRACTOR is not responsible for the replacement of plant material damaged through acts of vandalism or acts of nature, such as fires, flooding, etc.
D. Trees and Palms shall be guaranteed for a period of 365 days after final acceptance. Replacement trees and palms shall be guaranteed for an additional 365 days.
E. Shrubs, vines, and ground covers shall be guaranteed for 365 days after final acceptance. Replacement plant material shall be guaranteed for an additional 365 days.

1.05 STANDARDS

A. All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names". The designated authority for the identification of all materials shall be the two publications of J. H. Bailey, "Illustrations and Manual of Cultivated Plants" and all specimens shall be true to type, name, etc., as described herein.

1.06 QUALITY CONTROL

A. All plants shall be nursery grown and shall comply with all required inspection grading standards, and plant regulations as set forth in the Florida Department of Agriculture, and "Grades and Standards for Nursery Plants," including revisions.
B. The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated and all plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well developed root systems and shall be free of disease and insect pests, eggs or larvae. Plant material indicated as specimen shall be graded as Florida Fancy per "Grades and Standards for Nursery Plants".
C. All plants shall conform to the measurements specified or indicated on the drawings. Plants larger than specified may be used but use of such plants shall not increase the contract price. The spread of roots or ball of earth for larger plants shall be increased in proportion to the size of the plant.
D. The quantities indicated on the plant list are intended as a guide for comparison bidding and does not relieve the CONTRACTOR from providing a comprehensive material take off. In the event that a discrepancy occurs between the quantities listed in the plant list and the quantities indicated on the plant list, the quantities indicated on the plant list shall govern, and the contractor shall notify the LANDSCAPE ARCHITECT of the discrepancy.
E. Substitutions will be permitted only upon submission of sufficient proof that any plant is not obtainable and upon authorization of the LANDSCAPE ARCHITECT. Under no circumstances shall unauthorized substitutions be included in the bid proposal and breakdown.

1.07 PLANT DESIGNATION

A. With reference to methods of cultivation, root system status, etc., plants for landscaping shall be classified under the following designations:

- 1. **Balled and Burlapped:** Plants so classified shall be dug with firm natural root ball of earth, or surface diameter and depth to include roots of the fibrous roots. The root ball of these plants shall be properly wrapped with burlap sack material and remain protected and wet until they are planted. All balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet moss or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing, until inspection. At final inspection the burlap shall be cut away to ground level and then completely covered with soil. All trees having cracked or broken balls and showing signs of cable damage or other improper handling will not be accepted.
- a. As a specific requirement, balled and burlapped materials, 1" or more in caliper, shall be not pruned at least 45 days before being dug and such fact shall be certified on accompanying invoices. Where, in the opinion of the LANDSCAPE ARCHITECT following his inspection of the grower's stock, adequate root pruning is being obtained by the grower general cultivating practices, he may consider such fact as meeting this requirement.
- 2. **Wired Balled and Burlapped:** Plants grown in soil of a lower texture which does not readily adhere to the root system shall have sound bog placed around the burlapped ball before the plant is removed from the excavation. The wire shall be looped and tensioned until the burlapped ball is substantially packaged so as to prevent loosening of the soil around the roots during handling. Wire balled and burlapped plants shall otherwise comply with the requirements for balled and burlapped plants described above.
- 3. **Container Grown Plants:** Container grown plants shall have been grown in a container large enough and for sufficient time for the root system to have developed well enough to hold the soil together firm and whole. No plants shall be loose in the container. Plants which have become pot bound or for which the root system is too large for the size of the container will not be acceptable.
 - a. All containers shall be cut and opened fully, in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all air care shall be taken to prevent damage to the root system.
 - b. Container grown plants with excessive roots shall be root pruned with a sharp sterile tool in four equally spaced areas around the circumference of the root ball, to disrupt the circular pattern of the roots. Loosen the roots adjacent to the cut to encourage root spread.
- 4. **Palms:** All plants of the Palmetto Family shall have the roots adequately wrapped before transporting except when they are container grown. Burlapping will not be required if the plants are carefully dug from moist or heavy soil that adheres to the roots and retains its shape without crumbling. During transporting and after arrival, root balls of palms shall be carefully protected from wind and exposure to the sun. Palms to be planted within 12 hours after delivery to the job site, shall have their root ball covered with a moist material and the palm ball shall be allowed to dry out.
 - a. Transporting of palms shall be executed in accordance with the provisions for Heavy Trunk Palms, as prescribed in "Florida Grades and Standards for Nursery Plants, Part II".
- 5. All plants shall be dug and handled in a manner that will not cause any damage to the branches, shape, and future development of the plants. All plants shall be handled so that roots are adequately protected all times from drying out and from injury. The balls of balled plants that cannot be planted immediately on delivery shall be well protected with soil or other acceptable material. Bare root plants shall be planted or loaded into the immediately upon delivery. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of padding, wood bolsters or other approved method. Conspicuous trees, such as oaks, shall be defoliated prior to being transported, if as directed by the LANDSCAPE ARCHITECT.

1.08 TRANSPORTATION AND INSPECTION

A. Plant transportation shall comply with all Federal, State, County, and City regulations therefor and upon delivery at the site. All plants shall be inspected for conformity to the specifications and for handling damage. Rejected plants shall be immediately removed from the site and replaced with acceptable plants by the CONTRACTOR.

1.09 FIELD ENGINEERING

A. The CONTRACTOR shall be responsible for all field engineering required for the proper installation of all work within this section of the Contract.

1.10 PERCOLATION TESTS

A. The CONTRACTOR shall provide percolation tests as may be directed by the LANDSCAPE ARCHITECT as follows:
1. Wait at least 24 hours after rain and dig test pit 12 inches square or 13 1/2 inches in diameter to depth of bottom of plant bed and remove all loose soil. If standing water is visible, notify the LANDSCAPE ARCHITECT.
2. Quickly fill pit bottom with 6 inches (approximately 3 1/4 gallons) of water.
3. Record length of time from filling until disappearance of water and divide number of minutes by 6 to give average time of 1 inch fall.
4. Complete 1 inch fall tests with the following table:

1 inch in 6-3 minutes	indicates rapid absorption.
1 inch in 3-5 minutes	indicates medium absorption.
1 inch in 2-50 minutes	indicates slow absorption.
1 inch in over 60 minutes	indicates impervious soil.

B. Planting shall not begin until planting area drainage has been approved by the LANDSCAPE ARCHITECT.

1.11 ABBREVIATIONS

B&B	Balled and Burlapped
B.R.	Bare Root
Bl.	Bloom
Cal.	Caliper
Cn.	Container
C.T.	Clear Trunk measured from the top of the ball to the first branching of limbs.
C.W.	Clear Wood
DBH	Diameter at Breast Height
E.C.	Egg Cam
Exp.	Expansive
F.	Full
F.F.	Florida Fancy
F.G.	Field Grown
Gal.	Gallon Container
G.B.	Grow Bag
H.	Height of foliage above the root ball.
H.B.	Hanging Basket
Hv.	Heavy
L.	Liner
L.M.	Letro Container (10 gal.)
Li.	Line
ML	Multiple
MS	Multi-stem
MA	Overall height measured from the top of the ball to the midpoint of the current season's growth.
ppp	Plants per pot
Pt.	Pot Container
Q.C.	Quart Container
R.C.	Rooted Cuttings
Sc.	Sculpture
Sd.	Sodding
Sh.	Shade Grown
Sn.	Sun Grown
Sp.	Specimens shall be Florida Fancy
Spr.	Sprawl
Std.	Standard
Tt.	Trident
Var.	Variety
W.	Width of plant material.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Planting Mix shall be as specified in the "STANDARD CHARLOTTE COUNTY LANDSCAPE PLANTING INSTALLATION & MAINTENANCE SPECIFICATIONS", item No. 28.
B. Mulch type is specified in the Plant List and shall not contain sticks larger than 1/4 inch in diameter, stones or other foreign material that will prevent the eventual slope of the mulch necessary for its complete effectiveness.
C. Duskfill, multi-purpose anchor system, Model 68-DB1, with thiry (30) inch wire rope, manufactured by Foreangr Products, Inc.
D. Arboric, 3/4 inch wide, green, flat woven polypropylene material, manufactured by Deep Root Partners, L.P.

PART 3 - EXECUTION

3.01 LAYOUT OF PLANTINGS

A. Locations for plants and outlines of areas to be planted are indicated on the plans and shall be marked on the ground by the CONTRACTOR and approved by the LANDSCAPE ARCHITECT before any excavation or planting is executed.

3.02 PROTECTION OF PLANTING AREAS

A. Before excavations are made, precautionary measures shall be taken to protect all turf areas that are to be trucked over and upon which soil is to be temporarily stacked and beds that are to be preserved shall be barricaded in a manner to afford effective protection during planting operation.

3.03 HERBICIDE TREATMENT

A. Unless otherwise specified on the plans, the CONTRACTOR shall eradicate all existing grass and weeds by treating with "RoundUp" or approved equal. The CONTRACTOR shall follow the MANUFACTURER'S instructions for mixture rates and application rates. Planting bed preparation shall not begin until all of the existing grass and weed vegetation is killed.

3.04 UNDERGROUND UTILITIES

A. The CONTRACTOR will be responsible to secure underground locations from the public utility companies, such as telephone, electric, cable TV, etc.

3.05 EXCAVATION OF PLANT HOLES

A. All planting holes shall have straight vertical sides and flat horizontal bottoms. The diameter of the planting hole shall be 2 times the diameter of the rootball.

3.06 SETTING OF PLANTS

A. When lowered into the planting hole, the plant shall rest on virgin soil, so that the top of the rootball is level, or 1 to 2 inches above the existing finished grade. The CONTRACTOR, when setting plants into the holes, shall make allowances for any anticipated settling of the plants.

B. Backfill around the rootball with planting mix based to the depth specified in the "STANDARD CHARLOTTE COUNTY LANDSCAPE PLANTING INSTALLATION & MAINTENANCE SPECIFICATIONS" item No. 28. The natural soil shall be free of coarse sand, stones, lumps, sticks or foreign materials that might be harmful to plant growth. The backfill soil shall be watered and rodded to eliminate air pockets, after 50 percent filled and 100 percent filled. Plants shall be kept in a moistened condition for the duration of the planting operation period.

C. A watering saucer shall be made around all trees and palms and shall remain through the warranty period, at which time the CONTRACTOR shall remove the excess soil forming the saucer. Acceptable excess excavated topsoil shall be used to form saucers around plants or spread uniformly over law areas or otherwise disposed of as approved by the LANDSCAPE ARCHITECT. Excess soils not required or not suitable for the above usage shall be disposed of by the CONTRACTOR.

3.07 STAKING AND GUYING

A. Plants shall be staked in accordance with the following provisions:
1. Trees: All trees other than palm trees shall be staked or guyed based on the tree size. Refer to the Tree Planting Details for specific staking and guying information. Remove all stakes and guys at the end of the warranty period.
2. Palm Trees: Palms shall be braced with three 2 inch by 4 inch wood braces, toenailed to cleats which are securely lashed at three points to the palm, at a point 1/3 of the height of the trunk. The trunk shall be padded with five layers of burlap under the cleats. Braces shall be approximately 120 degrees apart and secured underground by 2 inch by 4 inch by 24 inch stakes per, as directed by the LANDSCAPE ARCHITECT.

3.08 PRUNING

A. Make all cuts with a sharp sterile instrument, flush with the trunk or adjacent branch in such a manner as to insure the elimination of stubs. "Heads" cut at right angles to the line of growth will not be permitted and trees will not be accepted.
B. All broken or damaged roots shall be cut off smoothly in a manner complying with standard horticultural practice. As the tree is pruned, all remaining wood shall be alive.

3.09 MULCHING

A. Within one week after planting, mulch material, shall be uniformly applied to a minimum loose thickness of 3 inches over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection. Existing trees and shrub areas to remain shall be mulched to a depth of 2 inches.

3.10 EXISTING VEGETATION

- A. Protect designated vegetation to remain with a temporary wooden fence not less than 3 feet in height composed of lumber made of no less than 2 inch by 2 inch for shielding of existing vegetation from the movement of construction equipment, debris and/or fill.
B. Protect against insects and disease, injury or damage, including cutting, breaking or skimming of roots, trunks or branches, smothering by stockpiled construction materials, excavated materials or vehicular traffic within the branch spread. Repair vegetation damaged by construction operations in a manner acceptable to the LANDSCAPE ARCHITECT.
C. Where building or paving occurs within the branch spread, the CONTRACTOR shall root prune those roots affected by the construction. Roots shall be clearly pruned to an elevation deep enough to avoid rooting of the roots 18 inches beyond the excavation area.
D. Replace vegetation scheduled to remain that is damaged beyond repair by construction operations, as determined by the LANDSCAPE ARCHITECT, with vegetation of similar size and species, at no additional cost to the OWNER.
E. Prune dead limbs and/or snags, and clean up existing vegetation to remain unless otherwise shown or noted on the Drawings.

3.11 EXISTING TREES

- A. Protect designated trees to remain with a temporary wooden fence not less than 3 feet in height composed of lumber made of no less than 2 inch by 2 inch for shielding of existing trees from the movement of construction equipment, debris and/or fill.
B. Protect against insects and disease, injury or damage, including cutting, breaking or skimming of roots, trunks or branches, smothering by stockpiled construction materials, excavated materials or vehicular traffic within the branch spread. Repair trees damaged by construction operations in a manner acceptable to the LANDSCAPE ARCHITECT. Repair damaged trees promptly to prevent progressive deterioration caused by damage.
C. Where building or paving occurs within the branch spread, the CONTRACTOR shall root prune those roots affected by the construction. Roots shall be clearly pruned to an elevation deep enough to avoid rooting of the roots 18 inches beyond the excavation area. Snagging branches of trees scheduled to remain may be removed by a professional arborist when acceptable to the LANDSCAPE ARCHITECT.
D. Measure the soil pH around the existing trees to remain and maintain same throughout construction.
E. Replace trees scheduled to remain that are damaged beyond repair by construction operations, with trees of similar size and species, at no additional cost to the OWNER. If the tree is too large to replace, then the OWNER will be reimbursed for the tree. Cost for tree replacement shall be determined in accordance with the Tree Evaluation Formula as described in "A Guide to the Professional Evaluation of Landscape Trees, Specimen Shrubs and Evergreens" published by the International Society of Arboriculture.
F. Selectively prune existing trees in designated areas, under the direction of the LANDSCAPE ARCHITECT. Remove sucker shoots, dead, rubbing and damaged branching.
G. Water disturbed existing trees every week until final acceptance. Water thoroughly with a fine mist sprinkler head, soaker hose or hose at a low flow rate over the entire drip line area as required to allow water to penetrate to a depth of 12 to 18 inches.
H. Clearing and grading adjacent to existing trees:
1. Treat area with "RoundUp" herbicide using MANUFACTURER'S recommendations for mixing and application.
2. Use hand methods for grubbing inside the drip line of trees to remain. Strip grass materials to a maximum depth of 1 inch under tree canopy. Carefully fill or neatly existing grade to a depth of 1 inch.
3. Consult with LANDSCAPE ARCHITECT prior to grading operations around existing trees to remain.
4. Perform grading within hatched areas of existing trees to remain by hand methods to drawings indicated.
5. Clear roots cleanly to depth of 3 inches below proposed finish grade.
I. Filling adjacent to existing trees:
1. Minor fills of 4 inches or less: Fill topsoil; hand grade to required finish grade elevation.
2. Moderate fills of 12 inches or less: Place a layer of 3/4 to 1 1/2 inches crushed stone or gravel on grade, at 1/2 of fill height, but not less than 3 inches. Cover drainage fill with polypropylene fiber fabric. Fill remaining depth with sandy loam topsoil; hand grade to required finish grade elevation. Do not place topsoil fill in contact with the tree trunk; maintain a minimum of 18 inch radius from the tree trunk of undisturbed natural grade.
3. Fill over 12 inches but less than 18 inches: Place a layer of 3/4 to 1 1/2 inch crushed stone or gravel on grade. Extend stone or gravel fill to the drip line of the tree and to within 4 inches of the required finish grade. Cover the drainage fill with polypropylene fiber fabric. Fill remaining depth with sandy loam topsoil; hand grade to required finish grade elevation. Do not place topsoil fill in contact with the tree trunk; maintain a minimum of 18 inch radius from the tree trunk of undisturbed natural grade. Provide 4 inch tile drainage system and vents.
4. Deep fills over 18 inches: Place a 4 inch depth of 1 to 2 inch crushed stone or gravel on grade, extending to the outer branch drip line around the tree trunk perimeter. Cover with 3/4 to 1 inch crushed stone or gravel to within 6 inches of the required finish grade. Cover drainage fill with polypropylene fiber fabric. Fill the remaining depth with sandy loam topsoil; hand grade to required finish grade elevation. Do not place earth fill in contact with tree trunk, maintain 18 inch radius around undisturbed natural grade. Provide tile drainage system.

J. Utilities installation adjacent to existing trees:
1. Proposed utility lines for water, irrigation, electric, telephone and sanitary sewer lines shall be tunneled through the roots of the existing trees to remain when installation is not an acceptable alternative.
2. Waste water sewer lines shall be aligned to avoid the drip line of existing trees to remain. If the above is not possible, then the tree or trees shall be root pruned prior to trenching.

3.12 TREE RELOCATION

A. Transplant trees designated for relocation in accordance with the Drawings. Prune, dig, ball and burlap, move and plant to locations shown with specified tree planting requirements.

B. Prune, dig, ball and burlap, and move designated tree for relocation to the designated plant storage area for holding in materials until final planting areas are prepared.

C. Maintain plants in storage areas by bracing plants in vertical position and setting balls in an enclosed basin of topsoil or bark. Water as needed to maintain adequate root moisture.

D. Reburial plant balls (if required before final transplanting operations).

E. Move to final locations shown on the Drawings and plant in accordance with specified tree planting requirements.

3.13 MAINTENANCE

A. Maintenance shall begin immediately after each plant is planted and shall continue until final acceptance by the OWNER. Plants shall be watered, mulched, weeded, pruned, sprayed for insects, disease and fungus, fertilized, cultivated and otherwise maintained and protected.
B. The following maintenance shall be provided by the CONTRACTOR until the end of the guarantee period, the receipt of arborist plants to proper grade position, retraining planting saucers and removal and replacement of dead or unacceptable material. Guys shall be kept tight and repaired. Defective work shall be corrected within two weeks of notification. Also include take maintenance as those items required by item No. 26 of the "STANDARD CHARLOTTE COUNTY LANDSCAPE PLANTING INSTALLATION & MAINTENANCE SPECIFICATIONS".

C. Upon acceptance of the landscape installation the CONTRACTOR shall supply the OWNER with a complete and adequate maintenance program to be followed during and after the guarantee period.

D. The CONTRACTOR shall make frequent inspections on the job during the guarantee period to determine if proper maintenance is being given.
E. It shall be understood that in accordance with the terms of the guarantee that the CONTRACTOR must inform the OWNER if proper maintenance is not being given to the installation. Such notice shall be in writing outlining corrective measures to be taken with a copy to the LANDSCAPE ARCHITECT.

3.14 FINAL INSPECTION

A. At the time of final completion, an inspection of plants will be made by the LANDSCAPE ARCHITECT upon written notice requesting such inspection, submitted by the CONTRACTOR on at least five days before the anticipated inspection. All defects discovered shall be repaired or replaced by the CONTRACTOR within two weeks.

3.15 CLEANING UP THE SITE

A. Upon completion of the project, the CONTRACTOR must thoroughly clean up the project site, removing all equipment, unused materials, detrimental material, and surplus excavated material. The CONTRACTOR shall provide a neat and uniform site. All damaged or altered existing structures, as a result of the landscape work, shall be corrected by the CONTRACTOR at no expense to the OWNER.

END OF SECTION

SECTION 0202

SODDING

PART 1 - GENERAL

1.01 SCOPE OF WORK

A. The CONTRACTOR shall furnish all labor, material, equipment and incidentals required to prepare lawn bed and install sodding as shown on the Contract Drawings and as approved by the LANDSCAPE ARCHITECT.
B. Sod shall be provided in all disturbed areas.

1.02 SUBMITTALS

A. Provide technical data for shop drawings on all materials or installation procedures required under this Section.
B. Submit representative topsoil samples for analysis by a private laboratory to determine nutrient deficiencies and outline a proper fertilization program. Copies of the test results shall be provided to the LANDSCAPE ARCHITECT. Based on tests performed by the CONTRACTOR, the soil conditions shall be specified or as recommended by the LANDSCAPE ARCHITECT.

PART 2 - PRODUCTS

2.01 SOO

A. Sod shall be as specified on the plans and as follows:
1. Pennann notatum "Bahia" of firm texture having a compressed growth and good root development as approved. Grass sod shall be viable, clean, free of noxious pests and capable of vigorous growth and development.
B. Sod shall be certified to meet Florida State Plant Board specifications, absolutely true to variety type, and free from weeds or other objectionable vegetation, fungus, insects and disease of any kind.
C. Before being cut and filled the sod shall have been removed 2 times with the final mowing not more than a week before cutting into uniform dimensions.

2.02 SOIL CONDITIONS

A. Fertilizer shall be a complete fertilizer, the elements of which are derived from organic sources. Fertilizer shall be a standard product complying with State and Federal fertilizer laws.
2. Percentages of nitrogen, phosphorus and potash shall be based on laboratory tests on soils outlined in Paragraph 1.02B and approved by the LANDSCAPE ARCHITECT. For purpose of bidding, assume 8 percent nitrogen, 4 percent phosphorus and 6 percent potash by weight. At least 50 percent of the soil nitrogen shall contain no less than 3 percent water-insoluble nitrogen.
3. Fertilizer shall be delivered to the site, mixed as specified, in the original unopened standard size bags showing weight analysis, and the name of MANUFACTURER. Containers shall bear the MANUFACTURER'S complete statement of analysis, or a MANUFACTURER'S certificate of compliance covering analysis shall be furnished to the LANDSCAPE ARCHITECT. Store fertilizer in a well-ventilated place and in such a manner that it will be kept dry and it's effectiveness will not be impaired.

B. Superphosphate shall be composed of finely ground phosphate rock as commonly used for agricultural purposes containing not less than 30 percent available superphosphate.

PART 3 - EXECUTION

3.01 LAWN BED PREPARATION

A. Areas to be sodded shall be cleared of all rough grass, weeds, and debris, and the ground brought to an even grade as approved.
B. Provide soil tests along with recommendations for amending the lawn area soils. The lawn area amendment procedure when required shall be as follows:
1. The soil shall be thoroughly tilled to a minimum 6-inch depth.
2. Apply superphosphate at a rate for bedding purposes of 5 pounds per 1000 square feet and complete fertilizer at a rate for bedding purposes of 16 pounds per 1000 square feet shall be evenly distributed over entire area and broadcasted to a depth of 4-6 inches.
3. The areas shall then be brought to proper grade, free of sticks, stones, roots, or other foreign matter over 1/4 inch in diameter or dimension. The surface shall conform to finish grade, less the thickness of sod, free of water-retaining depressions, the soil friable and of uniform fine texture.

3.02 SOIL HANDLING AND INSTALLATION

A. During delivery, prior to planting, and during the planting of the lawn areas, the sod panels shall at all times be protected from excessive drying and unnecessary exposure of the roots to the sun. All sod shall be soaked during construction and planting so as not to be damaged by sweating or excessive heat and moisture.
B. After completion of soil conditioning as specified above, sod panels shall be laid tightly together so as to make a solid sodded lawn area. There shall be no overlap of joints or sides. On mounds and other slopes, the long dimension of the sod shall be laid parallel to the contour of the slope. Immediately following sod laying the lawn areas shall be rolled with a lawn roller customarily used for such purposes, and then thoroughly watered.
C. No sod which has been cut for more than 72 hours shall be used unless specifically authorized by the LANDSCAPE ARCHITECT after the LANDSCAPE ARCHITECT'S inspection. Any sod which is not planted within 24 hours after cutting shall be stacked in an approved manner and maintained properly moistened.

D. Bring the sod edge in a neat, clean manner to the edge of paving and curb areas. Tree dressing with approved, clean, weed free, sand may be required on an additional cost to the OWNER if deemed necessary by the LANDSCAPE ARCHITECT.

E. Sodding shall not be performed when weather and soil conditions are, in the LANDSCAPE ARCHITECT'S opinion, unsuitable for proper results.

F. Areas on which sod is to be placed shall contain sufficient moisture to prevent drying out. CONTRACTOR shall keep moist to the full depth of the rooting zone for a minimum of two (2) weeks after installation.

3.03 MAINTENANCE

A. The CONTRACTOR shall produce a dense, well established lawn. The CONTRACTOR shall be responsible for the repair and reseeding of all eroded or bare spots until project acceptance. Repair sodding shall be accomplished in the original work except that fertilizing may be omitted.

B. Sufficient watering shall be done by the CONTRACTOR to maintain adequate moisture for optimum development of the lawn areas. Sodded areas shall receive no less than 1.5 inches of water per week.
C. All sod that does not grow within fifteen days after installation shall be replaced by the CONTRACTOR. The grass must be green and actively growing in a healthy manner.
D. Further maintain lawns by mowing, fertilizing, weeding, rolling, regrading and replanting as required to establish a smooth acceptable lawn, free of eroded or bare areas. Monitor the soil pH and take appropriate steps to establish a neutral condition.
E. Lawn Maintenance shall continue until final acceptance of the project.

F. Upon acceptance of the lawn installation the CONTRACTOR shall supply the OWNER with a complete and adequate maintenance program to be followed during and after the guarantee period.

G. The CONTRACTOR shall make frequent inspections on the job during the guarantee period to determine if proper maintenance is being given.
H. It shall be understood that in accordance with the terms of the guarantee that the CONTRACTOR must inform the OWNER if proper maintenance is not being given to the installation. Such notice shall be in writing outlining corrective measures to be taken with a copy to the LANDSCAPE ARCHITECT.

3.04 REPAIRS TO LAWN AREAS DISTURBED BY CONTRACTOR'S OPERATIONS

A. Lawn areas planted under this Contract and lawn areas outside the designated areas damaged by CONTRACTOR'S operations shall be repaired at no cost by proper soil bed preparation, fertilizing and sodding, in accordance with these specifications, except that lawn areas in existence at the time of construction shall be resodded with the type of sod originally in existence.

3.05 GUARANTEE

A. The CONTRACTOR shall furnish a written guarantee warranting all materials and workmanship.
1. Sod shall be guaranteed for a period of 365 days after final acceptance.
B. Any replacement work shall conform to these specifications including an extended guarantee period.

END OF SECTION

FOR
Charlotte County
Board of County Commissioners
18500 Murdock Circle
Port Charlotte, Florida 33948

Revisions:
6/02 DDs 6/28/12
10/02 CDs 8/01/12
Rev. (CHWA) 8/21/12

Date: 06/12/2012
Scale: 1"=20'
Drawn By: JTS
Checked By: JTS
Project #: 12647

John T. Suen, R.L.A.
L.A. 001032
State of Florida
Charlotte Engineering & Surveying, Inc.
Authorization No. LC-371

Date: 06/12/2012
Scale: 1"=20'
Drawn By: JTS
Checked By: JTS
Project #: 12647

SHEET L4

LANDSCAPE PLAN
Melbourne Bridge
Charlotte Harbor, Florida

FOR
Charlotte County
Board of County Commissioners
18500 Murdock Circle
Port Charlotte, Florida 33948

FOR
Charlotte County
Board of County Commissioners
18500 Murdock Circle
Port Charlotte, Florida 33948

RESOLUTION
NUMBER 2002-119

A RESOLUTION PURSUANT TO SECTION 3-9-50.6 (A) OF THE CODE OF LAWS AND ORDINANCES OF CHARLOTTE COUNTY, FLORIDA, AMENDING RESOLUTION NO. 96-026 TO DELETE THE VOLUNTARY ARCHITECTURAL DESIGN GUIDELINES UTILIZED WITHIN THE CHARLOTTE HARBOR COMMUNITY OVERLAY DISTRICT; PROVIDING FOR MANDATORY DESIGN REQUIREMENTS FOR USE WITHIN THE CHARLOTTE HARBOR COMMUNITY OVERLAY DISTRICT; AND PROVIDING FOR INTENT, APPLICABILITY, AND SEVERABILITY.

RECITALS

WHEREAS, the Zoning Code of Charlotte County, Florida (the "**County**") is set forth in Chapter 3-9 of the Code of Laws and Ordinances of Charlotte County, Florida, (the "**Zoning Code**"); and

WHEREAS, pursuant to Ordinance No. 96-011 dated February 20, 1996, the Charlotte County Board of County Commissioners (the "**Board**") created Section 3-9-50 of the Zoning Code which sets forth the Charlotte Harbor Community Code ("**CHCC**"); and

WHEREAS, the CHCC governs land development within the Charlotte Harbor Community Redevelopment Area (the "**Community Redevelopment Area**" or the "**CRA**"); and

WHEREAS, Section 3-9-50.3 (a) and Section 3-9-50.6 (a) of the Zoning Code provide for the establishment of the Charlotte Harbor Architectural Design Guidelines by the Board; and

WHEREAS, Section 3-9-50.6 (a) provides that the guidelines shall become an attachment to the Zoning Code as Addendum 1 and shall be applicable throughout the CRA as provided in Section 3-9-50.3 (a); and

WHEREAS, Section 3-9-50.6 (a) of the Zoning Code authorizes the Board to amend the Charlotte Harbor Architectural Design Guidelines from time to time; and

WHEREAS, Section 3-9-50.6 (a) of the Zoning Code initially provided that the guidelines "...are not intended to be mandatory and are intended to be used in an advisory capacity only;" and

WHEREAS, the Board enacted non-mandatory or advisory architectural design guidelines for the CRA (the "**Original Guidelines**") pursuant to Resolution No. 96-026 dated February 20, 1996; and

WHEREAS, the Board subsequently enacted Ordinance No. 96-052 on July 17, 1998, which amended Section 3-9-50.6 (a) of the Zoning Code to eliminate references to the Original Guidelines as non-mandatory or advisory in nature; and

WHEREAS, the Board desires to amend Resolution No. 96-026 to delete the Original Guidelines and to replace them with mandatory design criteria and requirements that are consistent with the aforementioned amendment to Section 3-9-50.6 (a) of the Zoning Code; and

WHEREAS, the Board deems the aforementioned amendment to Resolution No. 96-026 to be in the best interests of Charlotte County and the CRA.

NOW, THEREFORE, BE IT RESOLVED by the Charlotte County Board of County Commissioners:

SECTION 1. AMENDMENT. Section 3-9-50.6 of Resolution No. 96-026 is hereby deleted in its entirety and amended to set forth the text of Sections 2 through 13 of this “**Resolution.**” The text of Sections 2 through 13 shall henceforth be known as the Community Redevelopment Area Design Requirements (“**CRA Design Requirements**”). Pursuant to Section 3-9-50.6 of the Zoning Code, the CRA Design Requirements shall become an attachment to the Zoning Code as Addendum 1 and shall be applicable throughout the CRA as provided in Section 3-9-50.3.

SECTION 2. PURPOSE. The purpose of the CRA Design Requirements is to regulate the design of new construction and the repair, rehabilitation or remodeling of existing structures throughout the CRA.

SECTION 3. INTENT. The intent of the CRA Design Requirements is to enhance and maintain the character of the CRA by establishing design requirements that serve two primary functions. The first is to enhance the integrity of existing structures. The second is to create a community whose character is consistent with the “old Florida” vernacular style of architecture. The latter development is anticipated over time, particularly as the Requirements are applied to new construction.

SECTION 4. OLD FLORIDA VERNACULAR. The “old Florida” vernacular style was selected by the Community Redevelopment Area Advisory CRAAC (“**CRAAC**”) as an architectural pattern for the CRA after consideration of a number of architectural styles. The CRAAC settled upon the “old Florida” vernacular for several reasons, including the presence of the “old Florida” vernacular throughout the CRA, the association of the “old Florida” vernacular with waterfronts and fishing villages and the proximity of the CRA to the Charlotte Harbor portion of the Peace River. As used herein, the term “**Period**” denotes time period(s) that are distinguishable by the use of architectural pattern(s) feature(s) and design(s) that are consistent with the “old Florida” vernacular. The term “**Specifications**” shall mean architectural patterns, features and designs that are consistent with the “old Florida” vernacular.

SECTION 5. CLASSES AND APPLICATION OF CRA DESIGN REQUIREMENTS.

In addition to the period requirements and the general requirements, there are four (4) specific classes of CRA Design Requirements:

- A. Period Requirements (Section 7);
- B. Class I Design Requirements (Section 8);
- C. Class II Design Requirements (Section 9);
- D. Class III Design Requirements (Section 10); and
- E. Class IV Design Requirements (Section 11); ~~and,~~
- ~~F. General Requirements and Specifications (Section 12).~~

There are ~~five (5)~~four (4) classes of construction projects in the CRA. Each class of construction must comply with all classes of Requirements that are applicable to that class of construction in order to fulfill the terms of this Resolution plus all General Requirements. The ~~five (5)~~four (4) classes of construction are:

- A. Class I Projects (Section 8) ;
- B. Class II Projects (Section 9);
- C. Class III Projects (Section 10); and
- D. Class IV Projects (Section 11); ~~and,~~
- ~~E. Class V All Development (Section 12).~~

Class I Projects are new construction and reconstruction requiring the elevation of existing structures to regulatory base flood levels. Class I Projects consist of the building of a new structure, or modification or addition to an existing structure such that the existing structure must be elevated to meet base flood elevation requirements pursuant to the Floodplain Management provisions of the County Code. ~~Class I Projects are governed by the Class I Design Requirements, the Period Requirements and the General Requirements and Specifications.~~

Class II Projects are rehabilitation of commercial structures. Class II Projects consist of any repair, rehabilitation or remodeling of an existing commercial structure valued at fifty percent (50%) or more of the use average value of the existing structure over a five (5) year period regardless of whether such repair, rehabilitation or remodeling requires elevation of the existing structure to regulatory base flood levels pursuant to the Floodplain Management provisions of the County Code. ~~Class II Projects are governed by the Class II Design Requirements, the Period Requirements and the General Requirements and Specifications.~~

Class III Projects are residential rehabilitation not requiring the elevation of existing structures to regulatory base flood levels. Class III Projects also include commercial rehabilitation, reconstruction, remodeling, or additions valued at forty-nine percent (49%) or less of the use average value of the existing structure over a five (5) year period. ~~Class III Projects are governed by the Class III Design Requirements and the General Requirements and Specifications.~~

Class IV Projects consist of decks, patios; permanent swimming pools; fences, walls, gazebos, sheds and other outbuildings, vending booths, carts, and other miscellaneous displays. ~~Class IV Projects are governed by the Class IV Design Requirements and the General Requirements and Specifications.~~

~~Class V Projects include all All~~ development within the CRA including, without limitation, Class I Projects, Class II Projects, Class III Projects and Class IV Projects. The term “development” is defined in Section 12 hereof. In addition to all other Requirement(s) that a development is subject to, all development activity in the CRA is subject to the General Requirements and Specifications.

SECTION 126. GENERAL REQUIREMENTS AND SPECIFICATIONS FOR ALL DEVELOPMENTS.

Applicability

The General Requirements and Specifications apply to all development in the CRA. As used in this Section, "development" shall mean any activity for which a building permit, excavation permit, tree removal authorization, or other County authorization which has the effect of allowing land clearing or construction activities must be obtained prior to the commencement of such activities. Development includes, but is not limited to, Class I Projects, Class II Projects, Class III Projects and Class IV Projects.

Generally

Due to the broadness of the General Requirements and Specifications, each General Requirement and Specification will not pertain to every type of development activity in the CRA. The determination as to whether a General Requirement and Specification affects a particular development activity will be made by the Zoning Official and/or a designee in connection with the application.

Materials

Wherever these General Requirements and Specifications or any other CRA Design Requirement reference the use of Period materials, nothing herein shall preclude the use of modern materials that are the visual equivalent of Period materials and which are equal or superior to Period materials in regard to strength and durability.

Building Orientation

Building entrance shall be oriented to the primary street with the main entrance visible from the primary street. buildings located on corner parcels are encouraged to frame the building to anchor the building and provide the best use of the location.

Exteriors

Wood

Wood is the most commonly used material for architectural features such as clapboards, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features are important in defining the character of a structure. The retention, protection and repair of all wood features shall be required in all rehabilitation projects.

Exterior Siding Alternatives

1. Weatherboard, clapboard or lapped siding.
2. Wood, vertical board-and-batten siding with 1" x 2" or 1" x 3" battens.
3. Wood, horizontal novelty or drop siding.

A combination of exterior siding materials is prohibited unless Period evidence indicates otherwise or additions were clad differently than the original structure. The introduction of a new wood feature that is incompatible in size, scale, material, and color is

| prohibited. Exterior siding should be painted.

Balustrades

1. Wooden balustrades are significant in defining the Period character of frame structures. They shall be retained and preserved.
2. When replacement is necessary, balustrades shall be replaced with materials that are compatible with the structure.
3. New balusters shall match the original balusters in size and height above the porch floor.

Masonry

1. Masonry features (such as brick cornices and door pediments, stone window architraves, terra cotta brackets and railings) as well as masonry surfaces (molding, bonding patterns, joint size and color) are important in defining the Period character of a building. It should be noted that while masonry is among the most durable of building materials, it is also the most susceptible to damage by improper maintenance or repair techniques and by harsh and abrasive cleaning methods.
2. Masonry features that are important in defining the overall Period character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns shall be identified, retained, and preserved.
3. Masonry features shall be repaired using recognized preservation methods. Where masonry features are too deteriorated to repair, they shall be replaced in kind using physical evidence to guide the work.

Roofing (Materials)

The replacement or substitution of Period roofing materials on Period structures with roof treatments that are inconsistent with the Period (e.g. Spanish tile) is prohibited.

| Masonry joints must be repointed and- dDeteriorated mortar to be removed by hand.

Roofs (Shape)

1. The roof with its shape, features such as dormers, widow's walks, and chimneys, and the size, color, and patterns of the roofing material are extremely important in defining the building's overall character.
2. A roof's shape, Periodic roofing material and features such as dormers, widow's walks, chimneys, scuttles, or roof porches shall be retained and preserved. The form and configuration of a roof must not be altered in pitch, design or shape.
3. Changing the configuration of a roof such that the Period character is diminished is prohibited.

Gutters

Gutter style is reflective of the property's history in terms of appearance and technology. Only the half-rounded style of gutter shall be installed on structures erected prior to 1900. Only half-round or "ogee" style shall be installed on structures erected after 1900.

Dormers

1. Dormers are gable projections of an attic room that allow for a vertical window opening.

2. A dormer addition shall be in scale and harmony with the existing building; ~~shall be placed in a location with the least visibility,~~ shall have a roof consistent with that of the existing structure and shall have windows of the same design as the existing structure.

3. The juncture of the dormer roof with the main roof to be below the ridgeline of the main roof.

Widow's Walks

A widow's walk addition shall be in scale and harmony with the existing structure. Period evidence of the prior existence of a widow's walk shall be the best justification for such an addition.

Secondary Roof Structures, Skylights and Scuttles

1. Whenever possible, original skylights and wood roof scuttles shall be retained and preserved.

2. Flat ~~roof windows~~ mounted solar collectors, scuttles and skylights shall be located on the side that is least visible from a public street.

Entrances, Porches, and Doors

1. Entrances and their functional and decorative elements that are important in defining the Period character of a building, such as doors and door openings, fanlights, sidelights, pediments, hardware, pilasters, columns, balustrades, and stairs shall be identified retained and preserved.

2. Whenever possible, four- or six-paneled wood doors or horizontal panel doors as featured on late 19th and early 20th century buildings shall be utilized. ~~In lieu thereof, French doors or doors with a single large light over one of two horizontal panels are acceptable. Larger buildings may have paired entry doors. French doors or sliding glass doors may be appropriate for side or back entry but not front. French doors may be appropriate throughout the structure.~~ French doors or sliding glass doors may be appropriate for side or back entry but not front. French doors may be appropriate throughout the structure.

3. The additions of sidelights and entryway surrounds that are not original to the entrance are prohibited.

4. Whenever possible, entrances and porches shall be repaired by reinforcing existing materials. When repair is not possible, limited replacement in kind or with compatible substitute materials shall be allowed.

5. An entire entrance or porch that is too deteriorated to repair shall be replaced in kind. If the form and detailing are still evident, the physical evidence shall be used to guide the new work. If using the same kind of materials is not technically or economically feasible, then a compatible substitute material shall be used.

6. In constructing a new entrance or porch, the design shall be compatible in size, scale, material, and color with the character of the building.

7. A porch on an existing structure, which contributes to the Period character of the structure, shall not be removed. If a porch is to be enclosed, it shall be done in a manner consistent with the style and materials of the existing structure in a manner that preserves the character of the building.

Columns, Posts, and Pillars

~~1. Existing posts or columns that contribute to defining the character of the building shall be retained and preserved.~~

~~2. When columns must be replaced, they shall be replaced with columns compatible in size, scale and material.~~

~~3. Columns that have historically defined a building shall not be replaced with posts or pillars that are uncharacteristic of a building's style. For example, simple 4" x 4" wood square posts, not rounded, decorative columns, shall be utilized for a shotgun style house.~~

Exterior Stairs

1. Exterior staircases shall be retained, preserved and, when necessary, replaced with materials that are compatible with both the individual structure and the CRA. Replacement of wood stairs with concrete stairs is prohibited.

2. The balusters, newel posts, and rails of an exterior staircase shall be replaced with the same material, and shall be proportional to the main structure.

3. Period stairways shall be upgraded to meet health and safety codes in a manner that assures their preservation.

4. New exterior stairs are not allowed.

Ramps

Ramps, where required, shall be concealed with landscaping as much as possible, and

shall blend with the scale and architectural features of the building.

Windows

1. Windows and their functional features that contribute to defining the Period character of the building shall be identified, retained and preserved. Such features include frames, sash, muntins, glazing, sills, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.

2. When the replacement of windows in a structure is unavoidable, the replacement windows shall maintain the character of the structure.

3. Changing of the number, locations, size, or glazing pattern of windows by cutting new openings, blocking in windows, and installing replacement sash that does not fit a window opening is prohibited, [except in the case of life/safety requirements.](#)

4. Period windows shall only be replaced with Period windows. Repair and restoration of Period windows shall maintain the Period character of the windows.

[5. Window glazing shall be clear, transparent, untinted and non-reflective. Stained glass may not be used on primary facades, except as an accent to the primary door or window covering no more than 10% of the total area. Original transoms or sidelights may not be removed or changed.](#)

Shutters

1. Existing shutters and their functional and decorative elements shall be retained, repaired and preserved.

2. If the overall form and detailing are still evident, a set of shutters that is too deteriorated to repair shall be replaced in kind using the physical evidence to guide the work. If using the same kind of material is not technically or economically feasible, a compatible substitute material shall be utilized. Hurricane shutters or panels shall be architecturally compatible with the building. When traditional shutters are not feasible or are inappropriate, removable storm panels shall be utilized (panels are stored except during a storm). Tracks for removable panels shall be painted to match the wall. Roll-down shutters shall be utilized on commercial buildings so as to allow concealment of the overhead casing. Accordion shutters shall be utilized on existing commercial buildings only if the stacked shutter is not conspicuous within the opening. Aluminum awnings/shutters are prohibited.

Awnings

1. Historically, the canvas [or metal](#) awning was an important design element in the traditional storefront, providing cover and added color. Awnings served as a transition between the storefront and the upper facade.

2. Standard street level awnings shall be mounted so that the valance is 8 feet

| above the sidewalk elevation and projects out no more ~~than 4 feet from the building~~^{2/3}
of the sidewalk width.

3. Awnings shall be attached above the display window and below the cornice. An awning shall reinforce the frame of the storefront and shall not cover the space between the second story windowsills and the storefront cornice.

4. The size, scale, and shape of awnings shall be appropriate to the specific building.

5. If a flat canopy exists, it shall be dressed up with a 12- to 24-inch awning valance. Round or dome-shaped awnings must be compatible with the structures on which they are to be placed, and shall be in proportion to the entryway.

6. Signage on an awning valance shall be approved on a case-by-case basis, taking into consideration the total number of signs per building or business establishment as provided by the County Code. Lettering shall be one-half the height of the valance.

| 7. ~~Awnings used as vehicle shelters are prohibited~~Free standing fabric covered structures are not allowed if they meet building code.

Exterior Paint

| Neon and fluorescent colors shall not be used on any structure in the CRA. The use of black paint shall be limited to trim. (ADD PAINT COLOR CHART)

Building Environment

1. Features such as gardens, walkways, streets, alleys, plants, trees, fencing, and building setbacks which have traditionally linked buildings to their environment and which reflect the property's development shall be utilized and, in the case of existing structures, retained.

2. For walkways in residential areas, brick or paver type treatment shall be used whenever possible.

3. Traditional lawn and garden arrangements, with emphasis given to regional flora, shall be utilized whenever possible.

| 4. Concrete or gravel lawns, and permanent aboveground or in-ground swimming pools or hot tubs are prohibited in front yards. At least 25 percent (25%) of a front yard shall be landscaped, and shall not be covered by brick, concrete, or gravel.

5. Widening of existing streets, changing the paving materials, and introducing new streets and new parking lots shall be done in a manner which is compatible with the character of the neighborhood and maintains the relationship of the buildings to the

environment.

Gazebos, Sheds, and other Outbuildings

1. The design of any gazebo, shed, or other outbuilding greater than one hundred square feet (100 sq. ft) in area shall be complementary in terms of design, scale, proportion, color, finish, and details to the main building. [No more than two sheds are allowed on any one residential parcel.](#)

2. Siting on the lot shall determine the allowable location and dimensions.

3. Temporary outside storage units shall be allowed to remain on a property for 30 days in a calendar year unless the Zoning Official authorizes a greater period of time.

Lattice Infill

1. The space between the floor of the house and the ground shall be screened with lattice between supports of the house.

2. Only one type of infill shall be used for each house. Lattice infill may be wood or recycled plastic. If wood, the lattice shall be a minimum of one-quarter-inch (3") and pressure-treated. Posts on which the lattice is to be mounted shall be set on four (4) foot centers.

Storefronts

1. Because storefronts play a critical role in a store's advertising strategy to draw customers, they are often altered to meet the needs of a new business. Care shall be taken when working on storefronts so that the building's character is preserved in the process of rehabilitation.

2. Storefronts and their functional and decorative elements that are important in defining the character of the building, such as display windows, doors, transoms, corner posts, entablatures, cornices, signs, and bulkheads shall be retained and preserved.

3. Fluorescent lighting shall be baffled so that lamps are not visible from the public right-of-way. Where neon tubing is visible from the street and used to outline building facades or window/door openings, it shall be limited to signage and not extended to bands.

4. The remodeling of storefronts shall be done in Period style and materials. Repairs to storefronts and their features shall maintain the existing character of the structure.

5. Only appropriately scaled signs and logos that do not obscure, damage, or destroy a building's existing features shall be used.

6. The use of chaser lights is prohibited.

7. See Charlotte County Ordinances for CRA District sign requirements.

Air Conditioning Units

1. Air conditioning units shall be installed in such a manner that Period material and features of a building are not damaged or obscured. Construct ramp on less visible elevation using wrap-around design to achieve needed grade change.

2. Through-the-wall air conditioning units or window units shall not be installed in the facade (front) of a building.

3. Air conditioning units shall be placed in new openings that align with the existing window frame. Molding shall be utilized as a trim element.

4. Air conditioning units shall be concealed by landscaping and placed in the rear of a lot so as not to be seen from the street.

Garbage and Trash

1. When not at curbside for pick up, garbage and trash units shall be placed out of the public view.

2. ~~Whenever possible, Aa~~ picket fence or other approved enclosure shall be utilized to screen areas where garbage and trash are stored prior to pick up or disposal.

Inspection of Excavations

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken according to State and Federal Regulations.

Discovered artifacts shall be promptly reported to the Charlotte County Historic Preservation Board and the appropriate State and Federal authorities. Excavation of utility trenches, cisterns, and foundations require notification in advance so that activities may be monitored.

Demolition

~~Demolition will not be allowed until complete construction plans for the site are approved.~~

Metal Carports

Metal carports shall be utilized only on 1950/60's Mackle/GDC or other structures that were originally constructed with the structure.

SECTION 67. DEFINITIONS.

For purposes of this Resolution, the terms set forth in **Appendix "A"** attached hereto and by reference made a part hereof shall have the meanings provided therein unless expressly provided otherwise in a particular section of this Resolution or unless the context clearly requires otherwise.

| **SECTION 78. PERIOD REQUIREMENTS. (CLASS I PROJECTS AND CLASS II PROJECTS).**

Both Class I Projects and Class II Projects shall be required to comply with the Period Requirements. Class I Projects and Class II Projects, which include a minimum of four (4) of the features, below, shall be deemed in compliance with the Period Requirements, except that Class I and Class II projects which utilize a metal roof [or Veranda](#) consistent with the Period shall only be required to select two (2) of the features below in addition to the Period metal roof [or Veranda](#).

A. A veranda which runs the entire length of a structure's primary facade, minus any portion of the primary facade necessary for vehicular access (e.g., garages), provided the length of veranda not located along the primary facade due to vehicular use is located along one of the sides abutting the primary facade as a continuous, "wrap-around" veranda.

B. A metal roof of design and materials consistent with the Period.

C. A widow's walk.

D. A cupola.

E. The use of 6/6 or 2/2 [double hung](#)-windows

[F. Awnings/Canopies – Placement, size, and shape must be compatible with the character of the building. They should be wide enough to cover the window or door opening and can be made of canvas or metal, shiny/high gloss color are not appropriate. Vinyl or plastic is prohibited. Fixed or retractable awnings are acceptable. They may be used on the street or upper stories as long as they are appropriate to and maintain the architectural style of the façade. Awnings on commercial structures should be open sided and valances are permitted, Awnings should not cover architectural features of the building.](#)

[G. Shutters – exterior, fixed louvered or panel that are sized appropriate to the window frame. Color should complement the color of the main façade. Bahama shutters are not permitted on the front, street level windows on commercial buildings. They can be used on the upper story.](#)

| [HF](#). The use of decorative lattice or "gingerbread" treatments at gable peaks, building

corners and other appropriate areas of the structure as illustrated in the “**Pictures**,” as defined below.

[I. Ground level details – to encourage visual interest along the ground level of the building facing pedestrian streets. At least two of the following elements should be included; low level decorative lighting; hanging flower baskets; planter boxes; decorative pavers leading to front door; pedestrian seating.](#)

The CRAAC has adopted a series of “**Pictures**” that depict structures that reflect the Period vernacular. By this reference, the Pictures are made a part hereof. The Pictures are available for public inspection at the Community Development Department, and may be available for inspection through the County Web Site. The CRAAC reserves the right to add and remove photographs from the Pictures, as the case may be, provided that a complete set of the Pictures shall be made available for public inspection at the location provided above. The purpose of the Pictures is to present visual examples of combinations of design features that result in structures that display the Period vernacular.

SECTION 89. CLASS I DESIGN REQUIREMENTS. CLASS I PROJECTS.

General

Class I Projects consist of new construction and reconstruction requiring the elevation of existing structures to regulatory base flood levels. Class I Projects are governed by the Class I Design Requirements, the Period Requirements and the General Requirements and Specifications. Class I Projects are intended over time to create a community whose character is consistent with the Period style of architecture. The Period Requirements, Class I Design Requirements and the General Requirements and Specifications shall be employed before design development work begins so that the required relationships that properly relate individual buildings to the total environment can be established.

Site design and site preparation

Improvements to property shall be undertaken with careful consideration to natural features, including but not limited to topography, drainage, and vegetation. To the greatest extent possible, natural features shall be incorporated into site design. For example, on-site stormwater ponds shall be located in those portions of the site which naturally occur at lower elevations in order to minimize the amount of fill material necessary to elevate the property in order to achieve drainage. This example also illustrates how proper site design will compliment other goals of the CRA including the preservation of canopy trees and the minimization of fill within No-Fill Areas.

Compatibility

Class I Projects shall be compatible with the character of the CRA in terms of size, scale, design, materials, color and texture.

Contemporary designs

Contemporary designs shall complement and shall not conflict with the Period Requirements, the Class I Design Requirements and the General Requirements and Specifications. The distinction between contemporary and existing designs shall be and remain evident. Factors that shall be considered in blending contemporary with existing structures include, without limitation, size, pedestrian scale, relationship of building mass to adjacent structures, relationship to existing architectural details, elements, materials, color, texture and styles in the CRA, and similarity of window and door proportions.

Materials, Textures, and Colors

Exterior finishes in the CRA are wood or block/stucco with various types and colors of roofing materials. Roofing materials shall be consistent in appearance with the Period. Class I Projects shall establish a relationship with existing structures by utilizing the finishes and roofing materials required by this Resolution.

Siting

No Class I Project shall be placed closer to the sidewalk, street, or visible alley, than the distance that has been predetermined by existing structures. Areas that have traditionally been reserved for parks or open spaces shall remain. Requirements for building setbacks shall be established either by studying original zoning permits and plat maps, by establishing a uniform setback or as provided by the Zoning Code.

Height

The height of all Class I Projects shall not exceed the maximum height standard established for the zoning district within which the subject property is located. There shall be a complementary relationship of height between new buildings and existing adjacent structures. An attached exterior addition shall be located at the rear or on an inconspicuous side of a structure, limiting its size and scale in relationship to the building.

Additions

New additions shall not destroy features that characterize the property and shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the property and its environment would be unimpaired.

Infill Requirements

Where lattice is used to enclose open areas underneath buildings resulting from the use of pilings, piers, and methods of achieving elevation that do not result in opacity, only one type of lattice infill may be used for an individual structure.

Colors

Neon and fluorescent colors shall not be used on any structure in the CRA. The use of black paint shall be limited to trim.

Lighting

All street lighting, yard lighting, and for commercial development, parking and vehicular circulation area lighting shall be done in accordance with the General Requirements and Specifications, and shall be further designed, shielded, installed, or otherwise accomplished so as to contain all illumination within the development site. Exterior lighting shall not exceed the lower of the lowest portion of the roofline or fifteen (15) feet.

SECTION 109. CLASS II DESIGN REQUIREMENTS. CLASS II PROJECTS.

Applicability

Class II Projects consist of existing commercial structures undergoing exterior reconstruction (including additions), rehabilitation, or remodeling such that the value of the structure is increased by fifty percent (50%) or more as measured over a five (5) year period of time. Class II Projects are governed by the Class II Design Requirements, the Period Requirements and the General Requirements and Specifications. As used in this Section, the term “development” shall mean any exterior reconstruction, remodeling, rehabilitation, or addition to an existing structure.

Generally

The Period Requirements, the Class II Design Requirements and the General Requirements and Specifications shall be employed before design development work begins so that the required relationships that properly relate individual buildings to the total environment can be established.

Site design and site preparation

Where Class II Projects also trigger the need for additional site improvements (for example, additional parking or stormwater treatment), such improvements shall be undertaken with careful consideration to natural features, including but not limited to topography, drainage, and vegetation. To the greatest extent possible, natural features shall be incorporated into site design. For example, on-site stormwater ponds shall be located in those portions of the site which naturally occur at lower elevations in order to minimize the amount of fill material necessary to elevate the property in order to achieve drainage. This example also illustrates how proper site design will compliment other goals of the CRA including the preservation of canopy trees and the minimization of fill within No-Fill Areas.

Landscaping

Parking lots and vehicular circulation areas associated with commercial redevelopment within the CRA shall be treated as new development and must be landscaped in

accordance with Article XVIII of Chapter 3-5 of the County Code. Interior and perimeter landscaping areas are included within the scope of the preceding sentence. This Class II Design Requirement shall control and supercede any exemption afforded to existing paved parking areas from compliance with landscaping standards that are applied to new paved parking areas pursuant to Sec. 3-5-392 of the County Code.

Compatibility

Class II Projects shall be compatible with the character of the CRA in terms of size, scale, design, materials, color and texture as provided in Section 12 of this Resolution.

Contemporary designs

Contemporary designs shall complement and shall not conflict with the Period Requirements, the Class II Design Requirements and the General Requirements and Specifications. The distinction between contemporary and existing designs shall be and remain evident. Factors that shall be considered in blending contemporary with existing structures include, without limitation, size, pedestrian scale, relationship of building mass to adjacent structures, relationship to existing architectural details, elements, materials, color, texture and styles in the CRA, and similarity of window and door proportions.

Siting

No new addition shall be placed closer to the sidewalk, street, or visible alley, than the distance that has been predetermined by existing structures. Areas that have traditionally been reserved for parks or open spaces shall remain. Criteria for building setbacks shall be established either by studying original zoning permits and plat maps, by establishing a uniform setback or as provided by the Zoning Code. Additions other than additional floors shall be located at the rear or on an inconspicuous side of a structure, limiting its size and scale in relationship to the building.

Height

Class II Projects shall not exceed the maximum height standard established for the zoning district within which the subject property is located. There shall be a complementary relationship of height between additions that increase the height of the structures to which they are added and existing, adjacent structures.

Additions

New additions shall not destroy existing Period features that characterize the property and shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the property and its environment would be unimpaired.

Infill Requirements

Where lattice is used to enclose open areas underneath buildings resulting from the use of pilings, piers, and methods of achieving elevation that do not result in opacity, only one type of lattice infill may be used for an individual structure.

Colors

Neon and fluorescent colors shall not be used on any structure in the CRA. The use of black paint shall be limited to trim.

Lighting

All exterior lighting shall be done in Period style, and shall be further designed, shielded, installed, or otherwise accomplished so as to contain all illumination within the development site. Exterior lighting shall not exceed the lower of the lowest portion of the roofline or fifteen (15) feet.

SECTION 1011. CLASS III DESIGN REQUIREMENTS. CLASS III PROJECTS.

Applicability

Class III Projects consist of all residential rehabilitation, reconstruction, remodeling, or additions which do not require elevation of the existing structure to regulatory base flood levels pursuant to the County's Floodplain Management Regulations, or to which the provisions of Section 8 of this Resolution do not otherwise apply. Class III Projects also include commercial rehabilitation, reconstruction, remodeling, or additions valued at forty-nine percent (49%) or less of the value of the existing structure over a five (5) year period. Class III Projects are governed by the Class III Design Requirements and the General Requirements and Specifications.

General

Each property shall be recognized as a physical record of its time, place, and use. While most properties change over time, it is the intention of this Section that the character of properties undergoing reconstruction, rehabilitation, or to which additions are added be maintained through preservation of distinctive features, finishes, construction techniques, or examples of craftsmanship. Section 12 of this Resolution shall be utilized to provide guidance for the treatment of design elements, materials, treatments, and finishes. Changes that are inconsistent with the character of a property (such as architectural elements) are prohibited.

Scale-

No existing structure shall be enlarged so that its proportions, particularly height, are out of scale with its surroundings. On any given block or area where a variety of sizes and styles exist, no structure shall surpass the majority of the structures in that area. Alterations shall be made in a manner that does not alter the scale of the streetscape.

Alterations

The alteration of existing Period features is prohibited unless the alteration is necessary to salvage the structure. Whenever possible, deteriorated Period features that characterize a property shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a Period feature, the new Period feature shall match the old Period feature in design, color, texture, and other visual qualities and,

where possible, materials. Documentary, physical, or pictorial evidence shall justify and substantiate the replacement of missing Period features.

Exterior alterations and related new construction shall not destroy Period features that characterize the property and shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the property and its environment would be unimpaired. New features shall be compatible with the massing, size, scale, and architectural features of existing features in order to protect the integrity of the structure, the property and the environment.

The removal or alteration of exterior spaces (such as porches, courtyards, etc.) that characterize a property is prohibited unless the removal or alteration is necessary to salvage the property or doing so enables the incorporation of Period design elements.

The removal of Period materials is prohibited unless the Period materials are too deteriorated to repair. New Period materials shall be utilized to replace deteriorated Period materials. If new Period materials are unavailable, modern building materials and techniques that are visually equivalent to the Period materials shall be utilized.

SECTION 412. CLASS IV DESIGN REQUIREMENTS. CLASS IV PROJECTS.

Class IV Projects consist of decks, patios, permanent swimming pools, fences, walls, gazebos, sheds and other outbuildings, vending booths, carts, and other miscellaneous displays. Class IV Projects are governed by the following Class IV Design Requirements.

Swimming Pools

Permanent swimming pools, spas, or Jacuzzis shall not be visible from the front of the building.

Fences and Walls

1. Fences and walls are important elements of the design and character of a structure and district. The scale and character of a fence and its posts and gates shall be compatible with the house and neighboring structures.

2. The height of fences and walls shall be governed by the standards of the zoning district within which the fence or wall occurs or is proposed to occur.

3. The beginning point for six-foot fences shall be rear-ward from the point where the façade of the house joins the front porch, or a minimum of ten (10) feet from the front property line. This Class IV Design Requirement shall not be construed to exempt applicants from having to obtain a variance as may be required by the County Code regarding setback requirements from fences and walls.

4. All concrete walls shall be stuccoed and capped.

5. Unless approved by the Board of Zoning Appeals for another location by way of a special exception in accordance with Section 3-9-7 of the County Code, chain-link fencing shall not be installed forward of the back wall(s) of any structure. No request for a special exception to allow chain link fencing in any other location shall be placed on the Board of Zoning Appeals' agenda until such time as the Community Development Department receives a written recommendation regarding the requested special exception from the Charlotte Harbor CRA Advisory Committee.
6. Reed fencing is prohibited.
7. Fence structures erected within the required setback area (i.e. between the property line and the setback line) are subject to the same height restrictions as fences erected on the property line.

Vending Booths, Carts, and Other Merchandise Displays

The use or storage of vending booths, carts, and other merchandise displays is prohibited in the front yard or side yard of any structure adjoining a public street (i.e. between the front or side facade and the public right-of-way or sidewalk), and are prohibited in public rights-of-way. Vending carts or booths shall be located only in or on the periphery of parking lots, where vending will not displace required parking, or otherwise vacant properties. Merchandise shall not be mounted or displayed on the exterior surface of the front facade. All vending machines shall be placed in kiosks or enclosures constructed in Period style and materials.

SECTION 13. APPEALS.

Any applicant seeking approval of development subject to these regulations aggrieved by the decisions of the Charlotte Harbor CRA Advisory Committee or its Architectural Review Subcommittee regarding interpretation or application of the requirements found herein may appeal such decisions to the Zoning Official who shall render a written determination regarding the disputed matter(s) which shall be considered the final resolution to the matter(s), subject to appeal as provided by Section 3-9-6 of the County Code.

SECTION 14. MISCELLANEOUS PROVISIONS.

CAPTIONS. The captions of this Resolution are inserted for convenience or reference only and not to define, describe or limit the scope or the intent of this Resolution nor any provision or term hereof.

OTHER LAWS. This Resolution shall not be construed to imply a waiver or exemption from any existing mandates imposed by Federal and State laws and regulations and or the County Code. Without limitation, the preceding sentence shall encompass any mandates imposed by the Federal Emergency Management Agency.

SEVERABILITY. If any portion of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, portion shall be deemed a separate, distinct, and independent portion of this Resolution and such holding shall not affect the validity of the remainder of this Resolution.

| PASSED AND DULY ADOPTED this ____ day of _____,
~~2002~~2012.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By _____
~~Mac V. Horton~~Christopher G. Constance,

| Chairman

ATTEST:
Barbara T. Scott, Clerk of Circuit
Court and Ex-officio Clerk to the
Board of County Commissioners

By _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

| County Attorney

~~Reneé Francis Lee~~Janette S. Knowlton,

| [p:/wpdata/louis/CharHarCRA/ComDesStds/
Architectural Design Guidelines.8-27-02](p:/wpdata/louis/CharHarCRA/ComDesStds/Architectural Design Guidelines.8-27-02)

APPENDIX "A"

ARCH: A structural member shaped in the arc of a curve.

ARCHITRAVE: The lower part of a classical entablature, which rests on a column.

BALUSTER: A post or upright supporting a handrail, often vase-shaped, a series of which makes up a balustrade.

BALUSTRADE: A banister, railing, handrail or barrier.

BARGEBOARD: The decorative board attached to the projecting portion of a gable.

BRACKET: A support element under eaves, shelves, or other overhangs.

CHAMFER: The surface formed by cutting off a corner of a board or post; a bevel.

COLUMN: A vertical support generally consisting of a base, circular shaft and capital.

CORNICE: The horizontal molded projection at the top of a building or wall.

CRESTING: A light repeated ornament, incised or perforated, carried along the top of a wall or roof.

CUPOLA: A spherical roof or dome-roofed structure built on top of a roof.

DORMER: A vertical window set in a sloping roof or a roofed structure containing such a window.

EAVES: The projecting overhang at the lower edge of a roof.

ENTABLATURE: A horizontal part in a classical post and beam system composed of the cornice, frieze and architrave.

FACADE: The front or principal face of a building.

FINIAL: An ornament at the top of a spire, gable or pinnacle.

FRIEZE: The part of the entablature between the architrave and cornice; any sculptured or ornamented band in a building.

GABLE: The triangular portion of a wall between the enclosing lines of a sloping roof.

HIP ROOF: A roof with four uniformly pitched sides.

LATTICE: A structure consisting of strips of metal or wood, crossed or interlaced to form regularly spaced openings.

LINTEL: A beam of any material used to span an opening (also known as an architrave).

LOUVRE: A series of inclined slats in a vertical frame allowing ventilation without admitting rain.

MOULDING: A continuous decorative band that is either carved into or applied to the

surface.

MULLION: A vertical member that divides a window or separates one window or door from another.

MUNTIN: The wood or metal strips that divide a multi-pane window.

PARAPET: A low solid protective wall or railing along the edge of a roof or balcony.

PEDIMENT: A wide, low-pitched gable above a portico or door.

PORCH: A covered structure or recessed space at the entrance of a building.

PORTICO: A major porch, with a pedimented roof supported by columns.

RAFTER: Part of a wooden roof frame sloping down from the ridge to the eaves and establishing the pitch.

RIDGE: The highest point of the roof, running from end to end.

SASH: A frame or window in which glass is set.

SHUTTER TIEBACKS: Hardware used to secure open shutters.

STUCCO: A type of plasterwork, either coarse or fine, used for surfacing interior or exterior walls.

TRANSOM: A small window over a door or large window.

TURRET: A small slender tower, usually set at the corner of a building, often containing a circular shaft.

Existing Shed Language

Permit is needed for all sheds

The total maximum coverage area of all accessory structures shall not exceed the greater of one thousand (1,000) square feet or one-half ($\frac{1}{2}$) the footprint of the principal structure. Nothing herein shall be construed to permit lot coverage in excess of the thirty-five (35) percent maximum lot coverage established in subsection (f) of this section. Owners of property one (1) acre or more in size may apply for a special exception from the total maximum coverage area limitation established in this subsection.

**CITY OF PUNTA GORDA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY MINUTES
REGULAR MEETING - JULY 3, 2012**

MEMBERS PRESENT: Albers, Goldberg, Wallace, Freeland, Sturges, Keesling,

MEMBERS EXCUSED: Weikel

CITY OFFICIALS PRESENT: Executive Director Kunik, CRA Attorney Levin, Recording Secretary Foster

Chairman Albers called the meeting to order at 9:03 a.m.

Approval of Minutes: Regular Meeting of June 6, 2012

Commissioner Sturges **MOVED** approval, **SECONDED** by Commissioner Goldberg.

MOTION UNANIMOUSLY CARRIED.

CRA Project Status Report

Executive Director Kunik displayed a PowerPoint presentation, as delineated in the agenda material, providing an update on the Laishley Park Marina and uplands, Punta Gorda Waterfront Hotel Harborwalk, Harborwalk west, Linear Park, downtown flood improvements and Wood Street lighting projects.

Commissioner Keesling recommended members review the amended plans for Linear Park 2 to ascertain whether all amenities should be included, commenting any excess funds would be reallocated to Harborwalk west.

Chairman Albers stated the amenities could be bid as add alternates.

Executive Director Kunik stated the amended design would be completed by CRA's August 15, 2012 meeting.

Interlocal Agreement (Revised) with Charlotte County regarding Community Redevelopment Area Extension

Executive Director Kunik advised the agreement was as had been agreed to by both the CRA and the County Commission. He noted the timeframe was extended to 2030; however, prepayment was permitted. He added County Commission approval would be required for any new projects.

Commissioner Freeland **MOVED** approval, **SECONDED** by Commissioner Wallace.

MOTION UNANIMOUSLY CARRIED.

Commissioner Sturges inquired as to the property values in the CRA area.

Executive Director Kunik responded same were reduced by .5%, adding staff had projected a 1.2% decline.

A Resolution of the Community Redevelopment Agency of the City of Punta Gorda, Florida requesting an amendment to the 1990 Punta Gorda Downtown Redevelopment Plan ("Plan") pursuant to Section 163.361(1), Florida Statutes to

extend the time certain for the payment of indebtedness and obligations as contemplated by the Plan to December 31, 2030; and providing an effective date.

CRA Attorney Levin read the resolution by title.

Commissioner Goldberg **MOVED** approval, **SECONDED** by Commissioner Sturges.

MOTION UNANIMOUSLY CARRIED.

COMMISSIONER COMMENTS

Commissioner Sturges commended the Fire Department during Tropical Storm Debby as driving in the downtown area had been redirected safely.

The meeting was adjourned at 9:15 a.m.

Chairman

Recording Secretary

CITY OF PUNTA GORDA, FLORIDA
COMMUNITY REDEVELOPMENT AGENCY MINUTES
SPECIAL MEETING - JULY 11, 2012

MEMBERS PRESENT: Albers, Goldberg, Wallace, Freeland, Sturges, Keesling, Weikel

CITY OFFICIALS PRESENT: Executive Director Kunik, CRA Attorney Levin, Recording Secretary Foster

Chairman Albers called the meeting to order at 9:02 a.m.

Approval of Minutes: Regular Meeting of July 3, 2012

Commissioner Sturges **MOVED** approval, **SECONDED** by Commissioner Weikel.

MOTION UNANIMOUSLY CARRIED.

A Resolution of the Community Redevelopment Agency of the City of Punta Gorda, Florida requesting an amendment to the 1990 Punta Gorda Downtown Redevelopment Plan ("Plan") pursuant to Section 163.361(1), Florida Statutes to extend the time certain for the payment of indebtedness and obligations as contemplated by the Plan to December 31, 2030; and providing an effective date.

SECOND READING

CRA Attorney Levin read the resolution by title.

Commissioner Freeland **MOVED** approval, **SECONDED** by Commissioner Keesling.

MOTION UNANIMOUSLY CARRIED.

The meeting was adjourned at 9:03 a.m.

Chairman

Recording Secretary

1 CITY OF PUNTA GORDA, FLORIDA
2 COMMUNITY REDEVELOPMENT AGENCY MINUTES
3 REGULAR MEETING - AUGUST 15, 2012
4

5 MEMBERS PRESENT: Albers, Goldberg, Wallace, Sturges, Keesling, Weikel
6

7 MEMBERS EXCUSED: Freeland
8

9 CITY OFFICIALS PRESENT: Executive Director Kunik, CRA Attorney Levin, Recording Secretary
10 Foster

11
12 Chairman Albers called the meeting to order at 9:22 a.m.

13 **Approval of Minutes: Special Meeting of July 11, 2012**

14 Commissioner Sturges **MOVED** approval, **SECONDED** by Commissioner Wallace.

15 **MOTION UNANIMOUSLY CARRIED.**

16 **CRA Project Status Report**

17 Executive Director Kunik displayed a PowerPoint presentation, as delineated in the
18 agenda material, while providing an update on the Laishley Park Marina and uplands,
19 Submerged Lands Lease amendment, Punta Gorda Waterfront Hotel Harborwalk,
20 Harborwalk west, Linear Park, Wood Street lighting and downtown flood improvements
21 projects.

22 **Letter of Intent to Lease Space in Herald Court Centre - Serendipity Hair Salon &**
23 **Spa**

24 Executive Director Kunik advised the letter of intent had been withdrawn; however, it
25 was possible a larger space may be considered in the near future.

26 **Lease Commencement Agreement with Subway**

27 Executive Director Kunik explained the agreement would confirm the lease
28 commencement and expiration dates.

29 Commissioner Goldberg **MOVED** approval, **SECONDED** by Commissioner Sturges.

30 **MOTION UNANIMOUSLY CARRIED.**

31 **Invoice of Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A., for services**
32 **rendered to the Community Redevelopment Agency by David M. Levin, Esq.**
33 **through August 7, 2012.**

34 Commissioner Keesling **MOVED** approval, **SECONDED** by Commissioner Weikel.

35 **MOTION UNANIMOUSLY CARRIED.**

36 **COMMISSIONER COMMENTS**

37 Commissioner Rachel mentioned meetings on the 125th Anniversary Committee
38 continued to be held and she would have a report in a few weeks.

39 Commissioner Weikel advised he would not be in attendance at the September
40 meeting.

41 The meeting was adjourned at 9:36 a.m.

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Chairman

Recording Secretary

a. Item X1. B - Reclaimed Water Line (Recap of previous Committee discussion)

Minutes from February 4, 2010 – Reclaimed Water Line discussed delaying funding of this project. Nate Cooley noted later in the meeting that the cost to install the reclaimed water infrastructure would be costly and it would be better to continue to use potable water and pay for that expense.

Minutes from June 7, 2010 – reflect the reclaimed water line project delayed until future years and shows a cost sharing of TIF and Grant funds. The attached CIP Sheet reflects outcome.

MINUTES
SPECIAL MEETING
To Discuss Land Use and 2010 Work Plan
CHARLOTTE HARBOR
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Thursday, February 4, 2010 – 3:00 p.m.
County Administration Building – Room 119
18500 Murdock Circle, Port Charlotte, FL 33948

Members Present

James Herston, *Chairman*
Michael Haymans, *Vice Chairman*
Grace Amodeo, *Secretary*
Nathaniel Cooley
Evelyn Loeffler
Charlotte Ventola

Staff Present

Debrah Forester, Redevelopment Manager
Seann Smith, Planner II
Kathy M. Knee, Recorder

Guests

Cassandra Wooden
Candace Wehbe

Members Absent

David Schmidt

I. Call to Order

Chairman Jim Herston called the February 4, 2010 Special Meeting of the Charlotte Harbor Community Redevelopment Agency Advisory Committee to order at 3:10 p.m. in Room 119 of the Charlotte County Administration Complex.

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; Secretary Grace Amodeo confirmed a quorum was present.

IV. Draft Work Plan 2010

Review of 2009 Work Plan - Debrah Forester noted that the purpose of this meeting was to briefly review the programs implemented over the last 5 years and discuss both the 2010 and 2011 Work Plans and Budgets. The Charlotte Harbor CRA budget figures have typically been for the fiscal period one year behind that of Charlotte County. This year's goal is to develop a work plan that will cover the remaining 2010 and move forward in budgeting for Fiscal Year 2011, which runs from October 1, 2010 – September 30, 2011. Ms. Forester suggested starting this process by looking at the Committee's key projects, where funds have been allocated, look at the long term goals and determine if the existing infrastructure projects remain as the primary focus. Ms. Forester noted that per the Budget Office, this year's property values are not expected to increase but in fact will decrease by about 10%.

Discussion on 2010 and 2011 Work Plans – The Works Plan Spreadsheet, which was distributed at the start of the meeting, was reviewed by Debrah Forester line item by line item. The spreadsheet is a draft of how funds have been allocated in the past and proposed for the future. County CIP sheets were included with the packet. Issues that included Committee discussion follow:

Melbourne Bridge – The County would be responsible for the reconstruction and maintenance of the bridge. Committee agreed Melbourne Bridge is a key component and supports the County's efforts to replace the bridge but CRA funds will only be available for enhancements, such as lights and pedestrian way. Ms. Forester indicated that the decrease in the line item will be reflected on next draft.

(Nate Cooley arrived at the meeting at 3:25 p.m.)

 Reclaimed Waterline – This project is an approved project in the County's Capital Improvement Project list. Tax Increment Funds are allocated for design. CCU has not yet started the design plan because there may be an opportunity to incorporate this line with the Edgewater Road project. A separate meeting with the City of Punta Gorda and CCU will be set up to discuss options and timing of the project. Based on the outcome of the meeting, funding of this project may be pushed out into future years.

The monument Sign Grant program is due to expire this month. Options: cancel program (\$2,000 remaining) or increase funds and extend it. The program has not been used in a long time but there is currently a daycare facility interested.

Business Improvement Grant – Ms. Forester suggested that since the Resident Rehab is over business improvement should be addressed, such as: how to get the businesses to stay in Charlotte Harbor and incentives for recruitment of new business. It was the consensus of the Committee that since the Resident Rehab program was so successful it should be continued and could include businesses.

Seann Smith suggested the use of funds for rain gardens which could benefit water management and conservation and include community involvement. Michael Haymans thought this might be a good idea. Ms. Forester suggested this idea be shared with individual homeowners as Florida Friendly landscaping.

Park Event Funds – Debrah Forester suggested that the CRA should be able to share in the profits made through park events scheduled by the event coordinator since it pays the Event Coordinator's salary. The Committee did not think this would be appropriate.

Michael Haymans noted that Hands Across the Harbor was very successful and Debrah Forester did a great job. *Mr. Haymans left the meeting at 4:03 p.m.*

Ms. Forester confirmed that the Committee is in agreement to extending the Rehab Program due to its success and this time businesses will be included in the program. Although a list of contractors in Charlotte Harbor could be put together, the Committee should not make recommendations to use a specific contractor. Ms. Forester asked how the Committee would feel about having a rehab application acceptance timeframe for about 90 days. Once the time period expired, all applications would be reviewed and funds would be awarded to the most suitable projects. Additional funding source for Rehab Grant could be from unspent sewer connection fees and sign grant funds, is not used within next few weeks.

Ms. Forester also confirmed that the Committee is agreeable to the funding 50% of her salary and continue funding the Harborwalk as planned.

* Nate Cooley asked about the need to fund the reclaimed water project since it would be cheaper to pay the water bill each month instead of investing in the project. Ms. Forester noted that CCU and SWFTMD are eager to use reclaimed water when possible. Ms. Forester would like to have a meeting with CCU and the City of Punta Gorda and come back to the Committee with an update before deciding whether funding should be moved out of this line item or go forward.

Debrah Forester noted that letters will be sent to property owners asking that they take care of their lots. If there is no response, the Committee will need to look at other options.

Ms. Forester noted that a tentative meeting was set for February 18 to further discuss and finalize work plan. The meeting will be held in Room 119 starting at 2:30 p.m. An Agenda will be set for the BCC/Charlotte Harbor CRA joint meeting, which is scheduled for March 23.

- V. **Public Comments** – Cassandra Wooden asked how many unfunded rehab applications have been received and questioned if people interested in participating in the grant should submit an application in hopes of more funding. Debrah Forester noted that there have been applications submitted but funding is not available at this time. The BCC has only approved \$45,000; additional funding requests would need to be brought to the BCC should that be the recommendation of the Advisory Committee. The Advisory Committee suggested that the number of rehab applications received prior to the BCC meeting could be reported to the BCC when additional funds are requested.

Candace Wehbe questioned why the ideas of an art walk and hibiscus program were not included in the proposed budget. Nate Cooley suggested that the art walk should be readdressed once sidewalks have been installed at the Sibley/Parmely entry area.

that the Committee has \$3500 set aside for public relations and would likely not spend more than \$1500 total for this portion of the public relations budget.

- g. Riverwalk Partnership Update: Ms. Forester will be meeting with some of the property owners at the Riverwalk. One option that is being discussed at a County-wide perspective is the ability to swap county-owned properties to achieve economic development goals. There may be an option to discuss swapping land within the Riverwalk area. The Charlotte Harbor CRA may want to be a partner within the Riverwalk area to help facilitate parking, access, and water management. There have been two meetings with the Riverwalk owners and another will likely take place in the future. Vice Chairman Haymans asked for an update on the Kimley-Horn study on the Central access and Ms. Forester replied that she is waiting to receive a revised Scope of Work and cost estimates from Kimley-Horn.

X. New Business

- a. Erin Mullen-Travis, Code Enforcement Update: Ms. Mullen-Travis reported that Mr. Horton has left Code Enforcement and will be transferred to another department. She gave the Committee a background of her work experience and told members that there will be enforcement changes coming up. There will now be individuals assigned to each district within the County. Two officers are assigned to Charlotte Harbor: Rick Towne will be on the Bayshore side and Charlie Bush on the east side of Tamiami Trail. Vice Chairman Haymans asked if the code compliance now is along the lines of being active or reactive. Ms. Mullen-Travis replied that due to staffing, it is more reactive. Vice Chairman Haymans stated that it may be beneficial to explore the code compliance issues that are important and relative to Charlotte Harbor to make compliance more proactive. Discussion followed on how code compliance reports are generated and if the Charlotte Harbor CRA could have information as to how many homes have been reported within the CRA. Ms. Mullen-Travis replied that she will put together a report.

- * b. FY 2011-2015 CIP Sheets: Ms. Forester suggested that the Committee look at the capacity to take out a loan or bonding to move forward on some of the projects that are being planned and to seek approval by the BCC. Since property values are dropping, now may be a good time to consider land purchases for project implementation. She reviewed four current projects: the Charlotte Harbor Watershed Management Plan, the Gateway, the Reclaimed Water Line, and Charlotte Harbor Trail & Wayfinding. There was a consensus by the Committee to participate in the Riverwalk Partnership and to support seeking a loan/financing from the BCC to move forward on these projects.

- c. Kathi Smith Correspondence: In her email, Ms. Smith was pleased to hear that someone did not move forward with vacating a roadway. She would like to know how she can be notified the next time this may happen or if there is a way that the space can be preserved as a park. Vice Chairman Haymans stated as an FYI that there are legal issues with converting a roadway into a park.

XI. Correspondence/Communications

- a. The minutes from the Punta Gorda CRA meetings of May 5, 2010 were passed out to members as an informational sheet.
- b. The Advisory Committee Revised Meeting Schedule was passed out to members as an informational sheet. It was noted that next month's meeting should be labeled Tuesday, 7/06/10 instead of Monday and that September's meeting should also be labeled Tuesday, 9/07/10. Commissioner Loftus asked the Board if the Charlotte Harbor CRA meetings could be moved from 11a.m. to 10 a.m. or

FY2011 Capital Improvements Budget / FY 2011 - FY 2016 Project Detail

Project No. c191001

GENERAL PROJECT DATA:		Charlotte Harbor Reclaimed Water Line		CONCURRENCE REQUIREMENTS:		PROJECT NEED CRITERIA		PROJECT SCHEDULE						
Project Title:	Charlotte Harbor CRA	Charlotte Harbor CRA		Does project add capacity (Y/N)?		Safety		Design/Arch		FY11	FY12	FY13	FY14	FY15
Functional Area:	Economic Development	Economic Development		Is it required to maintain Level of Service:		Mandate		Land/ROW		1	2	3	4	1
Department:	Mid County	Mid County		- Within 5 years? List in CIE (Y/N):		Replace		Construct		1	2	3	4	1
Location:				- 6 to 10 years? Monitor (Y/N):		Growth		Equipment						

PROJECT DESCRIPTION:
 Construct a 13,946 foot reclaimed waterline from Mary Lou Park facility on Harborview to the Charlotte County Historical Center (Baysshore Road and Sibley Bay).

PROJECT RATIONALE (Include Additional LOS Detail, if necessary):
 Charlotte Harbor CRA is installing landscape along US41. The use of reclaimed water will reduce overlay maintenance costs and promote water conservation of potable water for both the county and the private sector developments.

OPERATING BUDGET IMPACT:

(1) (2) (3)
 Calc. for FY11

	Prior Actual	Est FY10	Orig FY11	Est c/o FY11	New \$ FY11	EXPENDITURE PLAN (000'S)						FUTURE	Total	
						FY11	FY12	FY13	FY14	FY16				
Design/Arch/Eng													100	100
Construction													1,200	1,200
Total Project Cost													1,300	1,300
FUNDING PLAN (000'S)														
TIF													700	700
DEP Grant or Loan													600	600
Total Funding													1,300	1,300
LOAN REPAYMENT SCHEDULE (000'S)														
OPERATING BUDGET IMPACT (000'S)														
Total Operating														

REPLACEMENT COUNTY PROPERTY NO.:

Date: Sep 4, 2012; Section: Charlotte Sun (Local); Page: CS2

'Scavengers' hunt for prizes

By MERAB-MICHAL FAVORITE

STAFF WRITER

CHARLOTTE HARBOR — The comment that he was “just not good enough,” gave the grownups a chuckle. Age 4 was a little too young for self-loathing, but Teagan Rogan was upset he had not found even one item during the Labor Day scavenger hunt at Bayshore Live Oak Park in Charlotte Harbor.

While his sister, Mia Sutter, 9, flaunted a blue bear she picked up in the grass, Rogan spotted a pine cone in the shrubs. He hurried over and grabbed it, skipping back with a grin from ear to ear. Now all that remained was a feather.

Several different species of birds in the park touted their plumage as if to taunt the young explorers. While their parents, Julie Rogan-Sutter and Chad Sutter, didn't want them scaling the seawall to look along the shoreline, they compromised by allowing them to search the dock, but the feather still eluded them. The children gathered a total of 19 of the 20 items listed on a handout, which ranged from school supplies to natural foliage.

Despite their shortcoming, Mia and Teagan's efforts were rewarded with goodie bags donated by the Charlotte Harbor Community Redevelopment Agency, in partnership with Charlotte County Community Services, who sponsored the scavenger hunt on Monday. Beginning at 9 a.m., a handful of children age 9 and under were invited along with their parents, grandparents or guardians, to meet at the two-story pavilion and hunt for items listed on a handout.

“We want people to come out and enjoy the parks,” said Elizabeth Spicer, who does community relations for the Charlotte Harbor CRA.

Bayshore Live Oak Park in Charlotte Harbor is part of the county's plan to revitalize the harbor waterfront. While the park was first purposed over two decades ago, the project didn't come to fruition until 2008. An area that once accommodated “crime, drugs and prostitution,” as former commissioner Dick Loftus once put it, is now a safe haven for families to fish, bike and play.

While the brother-sister duo assessed their prizes, other children in the park seemed content just being outside.

Caleb Hamrick, 13, and Lucas Vazquez, 10, fished off one of the three docks located in the park.

Vazquez, of Broward County, was vacationing with his parents and grandparents.

“When I saw the hotel, I was so happy because there was a dock right in front of it,” said Lucas. “I was glad I could just come down here and throw a line in.”

Vazquez's reward for the day was hooking three catfish and one “weird fish” that he couldn't identify. He said fishing was his favorite pastime, dancing being second.

Hamrick relaxed in his foldable chair and waited for the “drags to take off” on either of his two reels. Hamrick said he and his father often come from Arcadia and visit the park to fish while his mother works locally as a hairdresser.

“I just enjoy being out on the water,” he said.

Email: mfavorite@sun-herald.com



SUN PHOTOS BY MERAB-MICHAL FAVORITE

Caleb Hamrick relaxes as he waits for the fish to start biting on a pier at Bayshore Live Oak Park in Charlotte Harbor.



Teagan Rogan takes a peek at the prizes during the Labor Day scavenger hunt.



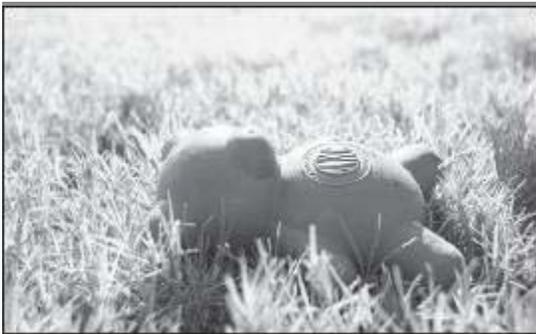
Caleb Hamrick holds up a mullet caught off the dock at Bayshore Live Oak Park.



At right: Teagan Rogan holds up a pinecone he found in the shrubs.



At left: Mia Sutter holds up a highlighter that she found during the Labor Day scavenger hunt.



At left: A toy waits to be discovered at the Labor Day scavenger hunt held at Bayshore Live Oak Park.
