

**BOARD OF COUNTY COMMISSIONERS**

**May 18, 2010**

A meeting was held at the Murdock Administration Complex in Room 119, Port Charlotte, Florida.

Members present were: Chairman Starr, Commissioner Cummings, Commissioner Loftus, Commissioner Duffy, Commissioner Skidmore, County Administrator Baltz, Assistant County Attorney Rooney, and Deputy Clerk Carleton. The following members were absent: None

The meeting was called to order at **9:00 A.M.** followed by the Pledge of Allegiance.

**(Commissioners Duffy and Skidmore were not present for this portion of the meeting.)**

**Changes to the Agenda: NONE**

**A. PLANNING AND ZONING PUBLIC HEARING**

(2) **RECOMMENDED ACTION:** Postpone the public hearing to July 20, 2010, at 10:00 a.m. or as soon thereafter as it may be heard, to review the proposed Development Order for the Harborview Development of Regional Impact. **BUDGETED ACTION:** None

Seann Smith explained the reason for the request for postponement.

**COMMISSIONER CUMMINGS MOVED TO APPROVE AGENDA ITEM A-2, SECONDED BY COMMISSIONER LOFTUS.**

**MOTION CARRIED 3:0.**

(3) **RECOMMENDED ACTION:** Approve Preliminary Plat for Petition #PP-10-02-01, KB Home Ft. Myers, LLC. **BUDGETED ACTION:** None

Steve Ellis presented Petition #PP-10-02-01 per packet material and indicated that Staff recommends approval.

(Commissioners Duffy and Skidmore were present for the remainder of the meeting.)

(Chairman Starr polled the Board for ex parte disclosures and there were none. Deputy Clerk Carleton administered the oath to prospective witnesses.)

Attorney Geri Waksler spoke on behalf of the applicant.

**COMMISSIONER LOFTUS MOVED TO CLOSE THE PUBLIC HEARING, SECONDED BY COMMISSIONER DUFFY.**

**MOTION CARRIED 5:0.**

**COMMISSIONER LOFTUS MOVED TO APPROVE AGENDA ITEM A-3, SECONDED BY COMMISSIONER DUFFY.**

**Commissioner Cummings** stated he would be voting in favor because of it being a quasi-judicial proceeding, commented that if it were a legislative decision, he would vote against the motion, and gave reasons why.

**MOTION CARRIED 5:0.**

(4) **RECOMMENDED ACTION:** Approve a resolution to amend Resolution 2007-096 in regard to the performance assurance for land reclamation. **BUDGETED ACTION:** None

Jeff Ruggieri explained the Amendment to Resolution 2007-096 per packet material. Mr. Ruggieri addressed inquiries from **Commissioner Duffy** regarding land being reclaimed after a mine is gone. **Chairman Starr** expressed concerns regarding bonds being too low, commented on the necessity of reclamation, sloping as opposed to fencing, and commented on the amount of time spent on the issue. **Commissioner Duffy** asked if miners had input on the issue. Mr. Ruggieri responded that outreach to miners was not specifically done.

**COMMISSIONER LOFTUS MOVED TO CLOSE THE PUBLIC HEARING, SECONDED BY COMMISSIONER SKIDMORE.**

**MOTION CARRIED 5:0.**

COMMISSIONER CUMMINGS MOVED TO APPROVE RESOLUTION 2010-036,  
SECONDED BY COMMISSIONER SKIDMORE.

MOTION CARRIED 5:0.

Commissioner Duffy commented on a meeting with a citizen regarding aggregate, management of natural resources, recycling concrete, and setting up a meeting for him to talk to staff and possibly Chairman Starr.

RECESS: 9:10 AM - 9:15 AM

COMMISSIONER LOFTUS MOVED TO RE-OPEN THE MEETING, SECONDED BY  
COMMISSIONER SKIDMORE.

MOTION CARRIED 5:0.

B. CITIZEN INPUT - ANY SUBJECT - NONE

AA. County Administrator: NONE

BB. County Attorney: NONE

CC. Commissioner Comments:

Commissioner Duffy commented on compact fluorescent light bulbs related to cost and on saving the County money with their use.

RECESS: 9:20 AM - 10:00 AM

(1) RECOMMENDED ACTION: 10:00 a.m. presentation of the opportunities for the revitalization of the Charlotte County Medical District (i.e., area surrounding Fawcett Memorial Hospital and Peace River Hospital). BUDGETED ACTION: None

Jim Fendrick gave an overview of the opportunities for revitalization of the Charlotte County Medical District, outlined the Study Area, and introduced Pete Sechler of AECOM.

Pete Sechler of AECOM gave a PowerPoint presentation per packet material and outlined the following topics: Traditional Model of Community, Medical Uses, Community Condition, Connectivity &

Livability is Critical, Principles of Livability, Community Places that are Livable for 55+ Population, Baby Boomers, Aging Gracefully, What Living Needs are the Most Important, Findings & Recommendations, District Principles, Findings for the Study Area, Streetscapes, Public Realm & Infrastructure/Strategies and First Steps, Signage and Branding/Strategies and First Steps, Healthcare and Hospitals/Strategies and First Steps, Overall Conceptual Master Plan, Private Land Development/Strategies and First Steps, Neighborhood Stabilization, Land Trusts, Neighborhoods/Strategies and First Steps, and First Steps.

Mr. Sechler addressed Board inquiries regarding examples of design structures, blight analysis qualifications, the revitalization of Winter Park Village, changing the infrastructure, increasing density and height in the Urban Service Area, fixed route bus systems, and accessibility.

**Commissioner Cummings** commented on the recommendations, protecting the quality of life, protecting ecological assets, diversifying the economy, enhancing and creating unique characteristics for neighborhoods, intersection improvements, design standards, tax increment financing, Community Redevelopment Agencies (CRAs), and ad valorem funding.

Mr. Sechler addressed the concerns of **Commissioner Cummings** regarding the boutiques and community staples, neighborhood stabilization, best practices design and diversification, branding opportunities, and combining a healthy environment with health care.

**Commissioner Skidmore** commented on the presentation and the ideas expressed, the need to buy into the business community as well as the residents, transportation, spoke in support of moving forward, spoke in support of branding, and mentioned a golf cart community corridor.

Mr. Sechler fielded questions by **Commissioner Skidmore** regarding mixed use, commercial revitalization, and reductions in residential density.

**Commissioner Duffy** suggested moving forward with the project, commented on County contributions, provisions for trees,

intersection improvements, signage for the entryway, and improvements for Harbor Blvd.

Mr. Fendrick addressed inquiries from **Chairman Starr** regarding the total tax base if doing a CRA and the residential inventory.

Don McCormick commented on the presentation, Team Punta Gorda, and the Citizen Master Plan.

Joel Blais commented on Highway 41, the RSVP Program, and maintenance strategies.

Julie Mathis spoke in favor of the project.

Jim Crilley commented on the presentation and mentioned the area being a miniature version of Murdock Village.

Joanne Mulvaney spoke in favor of the project, mentioned deterioration of the community, and spoke in favor of a walking district.

Todd Riebol commented on the presentation, stages of the community, project length of time, commitment to long term funding, putting public money back into the system, and design standards.

Joe Tiseo expressed concern regarding where the money will come from.

Jim Kelly commented on accountability of landowners, appearance of medians, meeting attendance, and quality of life issues.

**COMMISSIONER LOFTUS MOVED TO CLOSE THE PUBLIC HEARING, SECONDED BY COMMISSIONER DUFFY.**

**MOTION CARRIED 5:0.**

**Chairman Starr** commented on branding, expressed concern with creating a CRA, commented on creating a partnership, stakeholder committees, mentioned ad hoc committees like Team Punta Gorda, commented on tax exempt foundations, mentioned fundraisers, commented on the need for trees, mentioned steering committees,

land swaps, questioned hiring a consultant, and mentioned Murdock Village.

**Commissioner Skidmore** commented on hiring consultants, commented on Mr. Tiseo's reduction in taxes, spoke in favor of a 501C-3, stated he was committed to not passing new taxes, commented on effective stakeholders, and spoke in support of the project.

**Commissioner Duffy** commented on ideas expressed, mentioned creating the future, health care villages, commented that land use changes are needed, commented on increasing density and having more open space, neighborhood stabilization, mentioned the term 'healthy place', commented on recommendations by Team Punta Gorda, commented on Murdock Village, deterioration in neighborhoods, tax increment financing (TIF), tax credits for landscaping, a possible meeting with business owners, tax exempt foundations, creating a Team Port Charlotte, spoke in support of a CRA, and commented on branding.

Mr. Fendrick asked that staff pursue the formation of Team Port Charlotte, commented on using a consultant for branding, commented on an appropriate name for the District, clarified that the Board wants to move forward with the project (**BOARD CONSENSUS TO MOVE FORWARD WITH THE PROJECT**), commented on establishing a CRA which would entail preparing a finding of necessity, and looked for Board approval to prepare the Finding of Necessity.

**Chairman Starr** indicated the Board would like to give direction as far as finding the necessity for the project, what the numbers are, and fast tracking it. **Commissioner Loftus** stated that more information was needed before starting a CRA, indicated to **Chairman Starr** that the Commissioners are the agents for the Charlotte Harbor CRA, advised that it is up to the Board what the budget is and how the money is spent, that the Board is advised by the Charlotte Harbor Advisory Committee as to what is necessary, that the Advisory Committee does the outreach to the community and brings recommendations to the Board, commented that the project needs to move forward quickly but there needs to be more information, commented that he does not want to make a decision today, and mentioned the possibility of a community planning district as opposed to a CRA.

**Commissioner Cummings** spoke in support of establishing a CRA and gave reasons why, spoke in support of establishing a finding of necessity, commented on taking steps for TIF funding, options for MSBU/MSTU, Team Punta Gorda CRA Advisory, spoke in favor of branding, commented on hiring a consultant, and asked for clarification on the medical district. Mr. Fendrick clarified about naming the medical district.

**Chairman Starr** gave numbers on the CRA that were submitted to the Board by Jeff Ruggieri.

Mr. Baltz stated that staff owes the Board an action plan based on input given today, and clarified if the Board wants staff to do research and bring back the action plan required to go to a CRA.

**ADJOURNED: 12:25 PM**

Signature on file in Commission Minutes  
Chairman

**ATTEST:**

**BARBARA T. SCOTT, CLERK  
OF THE CIRCUIT COURT AND  
EX-OFFICIO TO THE BOARD  
OF COUNTY COMMISSIONERS**

**By: Signature on file in Commission Minutes  
Deputy Clerk**

**sfc**