

# Charlotte County

Commission Chambers, Room 119  
18500 Murdock Circle  
Port Charlotte, FL 33948  
CharlotteCountyFL.gov



## Regular Meeting

Tuesday, September 8, 2020  
10 a.m.

### Charlotte Harbor Community Redevelopment Agency

#### **COUNTY COMMISSIONERS**

*Bill Truex, District 3, Chairman*  
*Christopher Constance, District 2, Vice Chairman*  
*Ken Doherty, District 1*  
*Stephen R. Deutsch, District 4*  
*Joseph Tiseo, District 5*

#### **COUNTY ADMINISTRATOR**

*Hector Flores*

#### **COUNTY ATTORNEY**

*Janette S. Knowlton*

#### **CLERK OF THE CIRCUIT COURT**

*Roger D. Eaton*

## AGENDA

### CHARLOTTE HARBOR COMMUNITY REDEVELOPMENT AGENCY

**10:00 am (or soon thereafter)**

Charlotte Harbor Community Redevelopment Agency does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the County's functions, including access to and participation in meetings, programs and activities. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@charlottecountyfl.gov

SHOULD ANY AGENCY OR PERSON DECIDE TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, A VERBATIM RECORD OF THE PROCEEDING IS REQUIRED, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH APPEAL IS TO BE BASED.

## Call to Order of the Charlotte Harbor Community Redevelopment Agency and Roll Call

### PUBLIC INPUT - AGENDA ITEMS ONLY

Anyone wishing to address the Agency during this portion of the meeting must fill out a card, state their name for the record, and state which agenda item(s) will be addressed. Remarks shall be limited to 3 minutes (max) and shall be addressed to the Agency as a body, and not to individual members. There will not be any discussion.

#### Agenda Items

1. [Charlotte Harbor CRA June 23, 2020 Meeting Minutes](#)

**Recommended Action:**

Approve minutes from the Charlotte Harbor Community Redevelopment Agency meeting of June 23, 2020.

**Attachments:** [06232020 Charlotte Harbor CRA Meeting](#)

2. [Melbourne Parcel - Letters of Interest to Purchase](#)

**Recommended Action:**

a) Discussion and direction on the six proposals to purchase, and subsequently develop, the Charlotte Harbor Community Redevelopment Agency owned Melbourne Parcels (5000 & 5054 Tamiami Trail); and

b) Selection process for preferred proposal.

1) After discussion, if one proposal receives majority of Board approval, Board directs staff to negotiate a Purchase and Sale Agreement along with Developer's Agreement or

2) If the Board remains split and/or no proposal garners a majority of the Board's support, Board directs staff to invite the top proposers from Board's discussion to present their current or modified proposal at the next scheduled BCC meeting on September 22, 2020.

**\*\*Change, Added attachment - Updated Presentation, 9/8/2020\*\***

**BACKGROUND:**

On June 23, 2020, Board authorized staff to market the Melbourne Parcel for 30 days to interested parties. The advertising period expired on July 27, 2020. Staff received six qualified Letters of Interest.

- Attachments:**
- [Matrix](#)
  - [Presentation Slides](#)
  - [Waterside Park Term Sheet FINAL](#)
  - [Waterside Park LLC Proposal for Purchase \(4\) 08-11-2020 FINAL](#)
  - [Waterside Park Exhibit A](#)
  - [Waterside Park LLC - Option 1 Summary Report Impact Dashboard August 13 2020](#)
  - [Waterside Park LLC - Option 1 Detailed Report Impact Dashboard August 13 2020](#)
  - [Waterside Park LLC - Option 2 Summary Report Impact Dashboard August 13 2020](#)
  - [Waterside Park LLC - Option 2 Detailed Report Impact Dashboard August 13 2020](#)
  - [Arciterra LOI- Melbourne Water Front Development](#)
  - [Arciterra Email Update to LOI](#)
  - [Arciterra Real Estate Listing \(1\)](#)
  - [Arciterra Proposal Summary Report Impact Dashboard \(2\)](#)
  - [Arciterra Proposal Detail Report Impact Dashboard \(1\)](#)
  - [Weddings of Distinction Best and Final Offer](#)
  - [Weddings of Distinction Our Story NJ Exquisite Wedding Venues](#)
  - [Weddings of Distinction Proposal Summary Report Impact Dashboard](#)
  - [Weddings of Distinction Detailed Report Proposal Impact Dashboard](#)
  - [Whiskey Joe's SRC Charlotte LOI July 27 2020](#)
  - [Whiskey Joe's Port Charlotte Presentation Final](#)
  - [Whiskey Joe's Proposal Summary Report Whiskey Joe's Proposal Impact Dashboard](#)
  - [Whiskey Joe's Proposal Detailed Report Impact Dashboard](#)
  - [Harborside Hospitality LOI](#)
  - [Harborside Hospitality LOI Clarification](#)
  - [Harborside Hospitality Proposal Summary Report Impact Dashboard](#)
  - [Harborside Hospitality Proposal Detailed Report Impact Dashboard](#)
  - [Matrix - Updated](#)
  - [UPDATED 9-8 Presentation Slides](#)