

MINUTES
SOUTH GULF COVE ADVISORY COMMITTEE (SGCAC)
Wednesday, January 10, 2007

Commission Conference Room 536 – 9:00 a.m.

MEMBERS PRESENT

Sandy Slater, *Chairperson*
Mike Post, *Vice Chair*
Kendall Leach
April Chattinger

STAFF

Jie Shao, *Staff Liaison*
Gayle Moore, Recorder

MEMBERS EXCUSED

Carol Reynolds

GUESTS

Karen Ireland
Abe Wolson

I. CALL TO ORDER/ROLL CALL

Chair Slater called the January 10, 2007 meeting of the SGCAC to order at 9:00am in the Commission Conference Room 536 and it was noted a quorum was present.

II. APPROVAL OF MINUTES

Chair Slater requested a review and correction of meeting minutes for November 2006. A number of changes were proposed.

Kendall Leach made a motion to accept the September minutes with any necessary amendments, second by *April Chattinger*. At the conclusion of the review, the vote was called and the corrected minutes for November 8, 2006 were unanimously accepted.

Mike Post stated that he had concerns about the minutes of the November meeting which he had not attended; specifically, he felt there were comments made which were disparaging of the homeowners association and while he realized the remarks may not have been intended in that way, he noted that because the minutes constituted a public document, more care should be taken in this regard. Further discussion ensued on this matter and on the format that the minutes should take. The recording secretary proposed that at the conclusion of each discussion, the Committee members give a brief summation of the matter, and that summation would be transcribed for the minutes along with any motions, votes or other action items arising during the meeting. Following a brief discussion of the proposal, *Mike Post* made a motion to adopt the suggestion for a “skeletal” version of the minutes that would include members’ summations of discussions intended for transcription into the minutes, second by *Kendall Leach*, and unanimously carried.

III. OLD BUSINESS

Scenic Highways, Stormwater and Growth Management

Mike Post discussed his participation in the Scenic Highways group. He noted that he is no longer on the Stormwater Committee, and that the term of Jerry Zipprich is nearing its end, at which point the community will have no representation on that Committee. Regarding Growth Management, **Mr. Post** reviewed previous suggestions; based on progress to date, he stated he felt he had done as much as he could do. Further discussion ensued, with the result that Mr. Post will form a subcommittee on Growth Management and return to the next meeting with that subcommittee's recommendation for Growth Management action items.

There was a brief recess called.

Public Safety and Health

April Chattinger opened the discussion of Public Safety issues with reference to the recent traffic accident and resulting death. **Mr. Leach** offered some historical information and suggestions for finding a solution for South Gulf Cove's dangerous intersections. Further discussion ensued. **Ms. Chattinger** summarized the matter as follows: Concerning the public issue of road safety, it has been agreed that a petition will be prepared which will include a request for rumble strips on all intersections on Calumet (strips on the Calumet roadway) and Appleton, Keystone, Ingraham and San Domingo. Also the petition will request that four-way stop signs be added to the intersections of Calumet and Ingraham, and Calumet and Keystone. The petition will be circulated at the homeowners association meeting as well as throughout the community.

Ms. Chattinger then gave a brief report of the progress of the sidewalks subcommittee.

Zoning and FLUM Report

Kendall Leach acknowledged the visit of Staff Liaison Jie Shao to the South Gulf Cove community. He then gave a brief presentation on the proposal for changes in Key #90 (Section 85). Further discussion ensued. **Mr. Leach** made a motion to submit the lots that are involved in Section 90 to Jie Shao for an amendment to the FLUM. **Ms. Shao** reminded the Committee members that no plan amendments can currently be processed through to completion, until the County's EAR amendment process has been completed and accepted by the Florida Department of Community Affairs (DCA); she suggested that the motion be first carried to the homeowners association for consideration, and then that the concerned property owners be approached about the proposal. Further discussion ensued. The following are the subject properties:

- KEY 90 is Lots 1 through 18 and Lots 52, 53 and 54, Block 4616, Section 85, on Amicola Street
- KEY 93 is Lots 26 through 44, Block 4415, Section 78 (26 and 27) 2 lots on Cocoa Beach Street; 28-44 are on Agate Street
- KEY 96 is Lots 24 through 38, Block 4416, Section 78, on Agate Street.

Mr. Leach restated the motion, to consider and to discuss further at the Town Hall Meeting this spring, having the Key 90 properties changed to general mixed use on the FLUM, second by **April Chattinger**. The vote was 3 aye, one nay.

Mr. Leach then moved on to discuss Key #93, which is the same situation, lots proposed to be changed to general mix use on the FLUM. **Mr. Leach** made the motion, to consider having the Key 93 properties (Lots 26 through and including 44) changed to general mixed use on the FLUM, second by **April Chattinger**. The vote was 3 aye, one nay.

Mr. Leach then moved on to discuss Key #96, which is the same situation, lots proposed to be changed to general mix use on the FLUM; he did note that in this key, there is one lot (28) on which building has commenced. **Mr. Leach** made the motion, to consider having the Key 96 properties (Lots 24 through 38) changed to general mixed use on the FLUM, second by **April Chattinger**. The vote was 3 aye, one nay.

Parks, Park Master Plan

Sandy Slater reviewed her meeting notes regarding progress on the various parks. In summation, she noted that the Linear Park is progressing quite well; the mangrove trimming contract was terminated and the status is uncertain; cattails have been sprayed by Parks & Rec; the Boat Ramp Park is progressing as planned; and the Park Master Plan draft contract is in process with Ecology Group.

Entranceways, Land Acquisition, Funding Resources

Sandy Slater reviewed her notes on Lennar's participation with design and construction of an entranceway. Summation: she and Jack Paine are communicating with Lennar, but there is not yet anything to present. With regard to land acquisition, **Chair Slater** reported on results of her meeting with Charlotte County Real Estate Services staff and status of the property exchange project; McAlister Park parcels had already had letters sent to property owners and Fruitwood Park would be next. However, Real Estate Services has expressed concern over designated parking for the Learning Garden in a residential area and acquiring a respective residential lot to provide for that. She also discussed funding resources and MSBU meeting notes.

IV. NEW BUSINESS

Chair Slater referred to the agenda items, but said it all needed to be tied together in terms of the Town Hall Meeting (THM). Discussion ensued regarding a target date for the THM; **Chair Slater** noted the THM would be in addition to the regular monthly meeting, not in lieu of it. March 17th (a Saturday) was selected for the date, and the meeting would once again be held in the Commission meeting room (119) in the Murdock Administration Center. Upon further discussion, the group agreed to have a list of meeting requirements provided to Jie Shao before the end of February. The objective of the THM was stated by **Chair Slater**: To inform people what the Advisory Committee is doing and to solicit their input.

The next discussion was with regard to **Mike Post's** suggestion to increase the Advisory Committee size. **Chair Slater** noted that Committee members were due to be reappointed this year, and also that the existence of the Committee itself is subject to review under sunset laws in June 2008; for these reasons, and in anticipation of the upcoming THM, her suggestion was to await the outcomes of these matters before seeking the Commissioners' approval to increase membership. **Mr. Post** offered to withdraw the recommendation rather than take it to a vote prematurely.

V. **PUBLIC COMMENTS**

Guest *Abe Wolson* spoke about his concerns over how the Advisory Committee members seem to view the homeowners association and its problems with deed restrictions.

Guest *Karen Ireland* renewed her support for and appreciation of the Committee members and their work.

VI. **STAFF COMMENTS**

Gayle Moore provided the committee members with information from the Resolution forming the Advisory Committee, regarding the restrictions on membership as it concerns adding additional members.

VII. **MEMBER COMMENTS**

Mike Post commented on the cost per lot to maintain the Linear Park (\$13 per ERU); he asked if community members would be looking at an increase in their assessments. *Chair Slater* said that would not happen.

VIII. **NEXT MEETING**

The next regular meeting of the **South Gulf Cove Advisory Committee** is **Wednesday, February 14, 2007** from 9:00 a.m. until 12 noon in the **Commission Conference Room**.

A motion was presented by April Chattinger, seconded by Kendall Leach and unanimously carried to adjourn the meeting at 12:05.