

DRAFT MINUTES
SOUTH GULF COVE ADVISORY COMMITTEE (SGCAC)
Wednesday, February 14, 2007

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

MEMBERS PRESENT

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

STAFF

Jie Shao, *Staff Liaison*
Gayle Moore, Recorder

MEMBERS EXCUSED

April Chattinger

GUESTS

Karen Price
John McGuire

I. CALL TO ORDER/ROLL CALL

Chair Slater called the February 14, 2007 meeting of the SGCAC to order at 9:00am in the Commission Conference Room 536 and it was noted a quorum was present. Staff liaison *Jie Shao* requested that the meeting wrap-up by 11:30, noting that she would like to have a discussion with the Board members once the guests had left. *Chair Slater* noted that Ms. Chattinger would not be present as her flight home from Chicago had been cancelled on account of the weather. *The Chair* also noted that Carol Reynolds submitted her resignation since she had sold her home and was moving out of the area; *Chair Slater* thanked Ms. Reynolds for all the hard work she has done over the past three and a half years.

II. APPROVAL OF MINUTES

Chair Slater requested a review and correction of meeting minutes for January 10, 2007. A number of changes were proposed.

Kendall Leach asked *Mr. Post* to clarify the nature of his concerns over the minutes of the November 2006 meeting, as those concerns were expressed in the January meeting minutes; *Mr. Leach* felt that the reference as it now existed in the January meeting minutes was vague and might easily be misunderstood. *Mr. Post* stated that his remarks regarding what he felt were disparaging comments in the November minutes simply reflected his personal opinion about what he had read. *Mr. Leach* acknowledged that and stated that he was just hoping to get a clarification of that opinion. *Chair Slater* noted that this confusion is partly a result of the decision to produce condensed minutes.

Mr. Leach said he believed that Mr. Post's point was that he (Mr. Leach) should have used the phrase "in my opinion" when he spoke about the HOA handling of the deed restrictions and educating the group about these issues. *Mr. Post* acknowledged that but added that he also did not think it was appropriate for this Committee to be discussing the HOA's situation. *Chair Slater* said she had a problem with that, inasmuch as she didn't know how the Committee

members could do the job they were mandated to do without a lot of interaction between the HOA and the CCT. Further discussion ensued on this matter.

Chair Slater restated her observation that the phrase “in my opinion” (the addition of which she felt to be the crux of Mr. Post’s request with respect to members’ commentary on other organizations) had been overlooked due to the nature of the compressed minutes. **Mr. Leach** suggested that it might also be appropriate for **Mr. Post’s** comments about what he felt were disparaging remarks by the Committee members to include the phrase “in my opinion.” **Mr. Post** felt that he did not have to use the phrase “in my opinion” because it was self-evident that his remarks reflected his opinion; he emphasized his feeling that it was simply inappropriate for Committee members to criticize the HOA and have those remarks appear on the record. Further discussion ensued.

Chair Slater returned to the issue that the condensed minutes did not appear to adequately represent the meeting; however, she recollected that the outcome of the last meeting included an agreement by the Committee members to preface comments with the phrase “in my opinion”. Thereafter, the group returned to their review of the January meeting minutes; at the point of considering Abe Wolson’s remarks from the prior meeting, **Mr. Leach** noted that every member of the SGCAC (with the exception of Carol Reynolds) was also a member of the HOA and he felt Mr. Wolson’s comments made it seem otherwise and implied that SGCAC members did not understand the issues facing the HOA in their attempt to deal with their outmoded deed restrictions. **Chair Slater** noted that the HOA membership had had a very lively meeting on the deed restrictions issue, and she felt that Mr. Post and Mr. Wolson were representing that point of view; it was further clarified that the HOA meeting was of the Board, not of the general membership. **Mr. Post** noted for the record that with some minimal exceptions, all HOA Board meetings are open to the general membership. Further discussion ensued, at the conclusion of which a motion was called and seconded to approve the minutes of the January 10, 2007 meeting as amended, with a unanimous vote.

Chair Slater again raised the issue of the condensed minutes, asking the group to indicate whether this trial had been effective; **Mr. Leach** felt there were some drawbacks to the condensed version, while **Mr. Post** said that he felt the condensed version was the most appropriate format. The decision was made to try the condensed format for another couple of months.

Chair Slater asked the members to provide copies of their original resumes and letters to the County Commissioners seeking appointment to the Committee, in order to create a more complete archive.

III. OLD BUSINESS

Zoning and FLUM Report

Mr. Leach noted that the project could not move forward appreciably until the County could once again process plan amendments, once the EAR material had been finalized.

With regard to the votes during the last meeting, **Mr. Leach** noted there was a single “nay” vote for each element, and asked **Mr. Post** to elucidate on his vote. **Mr. Post** said that he felt it was a procedural issue and that the matter should come before the HOA before the SGCAC made a final decision, since he felt that was the proper procedure if the two groups sought to work together. **Mr. Leach** remembered the prior meeting somewhat differently, and recollected that Mr. Post’s reason at the time for his “nay” votes was that it would create a “hardship” on the HOA, which **Mr. Leach** felt referred to the necessity of changing the deed restrictions. **Mr. Leach** noted that **Mr. Post**, as an Advisory Committee member, had originally voted for the Community Plan which mandated changing the deed restrictions in a number of cases. He stated that there can be confusion in these cases, where he is not certain “which hat” Mr. Post is wearing when he votes on certain issues – is he representing the HOA or is he acting as a member of the SGCAC?

Mr. Leach pointed out that the deed restrictions in question would have to be changed in any event, whether or not the zoning and/or FLUM of the specific properties in question had come up for an SGCAC vote, thus he does not see where a hardship comes into the question. **Mr. Leach** specifically asked that this comment be made part of the record, and noted that he did intend to discuss the matter at the HOA meeting. He commented that those SGCAC members who voted for the Community Plan had an obligation to carry it forward. Further discussion ensued and **Mr. Leach** expressed his opinion that the people really affected by the project are the property owners of those particular lots; he questioned why the HOA would have primary say in regard to those properties. **Ms. Shao** gave her interpretation, that the vote was an expression of the Committee’s desire to go in a specific direction, and to place these issues before the HOA and the affected property owners, rather than a vote to accomplish the end result immediately; **Mr. Post** said that was not clear to him at the time of the vote. **Chair Slater** observed that part of the issue is that there is not a *mandatory* HOA, and current HOA membership represents about 500 households out of 1,600 homeowners total, and there is no forum that reaches everyone (except the Town Hall Meeting.) **Mr. Leach** noted that it is the intention to have everyone involved before going forward.

There was further discussion on the topic of the interaction of the SGCAC and the HOA; **Chair Slater** observed that the topic should be reserved for a separate time after the business of the meeting was concluded, and **Ms. Shao** concurred.

Public Safety and Health

Kendall Leach presented the discussion of Public Safety issues in the absence of Ms. Chattinger. He reported that he attended the Feb. 13th Board of County Commissioners meeting and spoke on the subject of the request for four-way stop signs at Ingraham and Calumet, and how the request had been delayed; he also advised the Commissioners of the unproductive efforts to get a response on this project from the Department of Public Works. He noted that Commissioner Loftus promised a rapid response and Commissioner Moore met with him after the Board meeting and gave him a copy of a letter on the subject that created a date certain for installation of the needed signs. Some further discussion was held on the project itself and on the efforts of the Committee members in pushing it along; **Mr. Leach** noted that improvements to additional intersections should follow the completion of this project.

Chair Slater spoke briefly about another of Ms. Chattinger's projects, a presentation by her subcommittee to be given at the CCT February 28th meeting concerning possible CCT support for the pedestrian walkways fundraising project. **Chair Slater** commented on the relatively high price-tag for this project, noting that people tended to focus on the cost issue and not on the rest of the presentation.

Mr. Post stated he was surprised at the procedure on this matter, thinking the subcommittee would be making a presentation to the SGCAC first, and then going before the CCT. He noted that he thought it was a good plan, but questioned the procedure. **Chair Slater** indicated she concurred with these remarks; guest **John McGuire**, representing CCT, indicated the same. Further discussion ensued on the issue of proper procedure and the need to bring all Committee members up to speed on it. **Mr. McGuire** asked how the present members would advise the CCT on the presentation already made, whether they should be evaluating it now or waiting until the sub-committee had made the same presentation to the SGCAC. **Chair Slater** suggested that a final determination on that question be held until the end of today's meeting.

Scenic Highways, Stormwater and Growth Management

Mike Post discussed the agenda he created for his subcommittee, covering various Growth Management issues, and the minutes of the meeting (copies of these documents were provided for the record.) The main outcome of the meeting was to establish the appropriate process, which is detailed in the minutes.

Guest **Karen Price** also gave comments on the meeting, highlighting the concern with traffic flow in the community. **Mr. Post** elaborated on this topic, noting the concern was over access to 771 from South Gulf Cove at the four main exits; the future widening of 771; the streets over the small bridges and the option to turn those blocks into one-way streets. **Mr. Leach** suggested that the new four-way stop signs might help reduce traffic speeds at those bridges; he also noted that Commissioner Moore had suggested the community request the use the electronic signs that advise motorists what their speed is, since that tends to slow drivers down.

Responding to a question from the Chair, **Mr. Post** said that the next step for this subcommittee would be to meet and decide on which of the topics proposed in the agenda to tackle. In the meantime, the subcommittee is seeking approval of their proposed process from the SGCAC. **Mr. Leach** made a motion to approve the process as presented, second by **Chair Slater**, carried by unanimous vote. **Chair Slater** then summarized that at the next regular SGCAC meeting on March 14th, Mr. Post would come forward with a proposal for which area the subcommittee intended to target; the SGCAC will vote to confirm and that confirmed issue will then be the subject of Mr. Post's presentation at the Town Hall Meeting (THM).

Parks, Park Master Plan, Entranceways, Land Acquisition, Funding Resources

Chair Slater related the substance of her meeting with Laura Kleiss-Hoeft and the staff of Parks and Rec (David Milligan, Mike Koenig, and Cathy, the park manager.) The objective of the meeting was to get an update on where the various projects stood, and to review the Community Plan budget (part of the Streets and Drainage MSBU) to determine what carry-over would be

projected, and to review the proposed FY07-08 budget. With regard to the Linear Park, she stated that Blue Heron, the contractor, has requested a contract modification; David Milligan challenged the modification amount that had been proposed. Blue Heron declined to do further work until the matter was sorted out; Mr. Milligan thought the negotiations would be concluded soon. Further discussion ensued. **Chair Slater** noted that Ms. Kleiss-Hoeft would be presenting at the THM, and she anticipates that the Linear Park will have been finished by the time of the THM.

Discussion turned to mowing at San Domingo Park and at the entrances. The Linear Park path, for which \$100,000 of funding exists, is estimated to cost \$78,000, but Chair Slater felt the length of the path had been miscalculated; however, she feels the available funds would be sufficient to create the path to the correct length. The Chair also noted the numerous initiatives under way in the County to provide for sidewalks, particularly in the Englewood area.

With regard to mangrove trimming, **Chair Slater** corrected a misstatement in previous minutes: The contractor *is* licensed but he did not have the proper permit to do the trimming, so that operation has been suspended. She discussed the suggestion from Parks Manager Cathy for preparing a properly-trimmed section of the Linear Park to show contractors what they should be basing their bidding on.

With regard to the Boat Ramp Park, the Chair stated she had the drawings for this and that the contract was being put out to bid by David Milligan who intended to have the construction contract awarded within this fiscal year.

Chair Slater stated there is nothing really new on land acquisition; contacts are being pursued with regard to McAllister Park.

Mr. Post expressed his concerns that the basketball court at the Boat Ramp Park appears to be a full court rather than a half court; **Chair Slater** said her recollection was that it would be built one half court at a time.

With regard to entranceways, **Chair Slater** said that she recently spoke with Lennar (who will have a representative at the THM.) The question was raised whether Lennar intended to put in sidewalks on Caroline; **Chair Slater** said that Lennar had convinced the County these should not be required, noting that the money for sidewalks would have to come out of funds set aside for the entranceways. **Chair Slater** also mentioned that she is seeking to have rendering of their proposed entranceway design to display at the THM.

Chair Slater next gave additional information on budget items. With regard to CCT, she noted that a concern with regard to the Learning Garden had been expressed; **Mr. McGuire** expanded on that subject, noting the concern expressed was that “this was not something that was not planned for previously and now it’s being introduced.” **Chair Slater** stated that she has always reminded people that the Learning Garden was one of the parks mandated by the Community Plan. She stated it was agreed at the meeting and proposed as an action by Jack Paine that when the CCT comes up with a project on County land that it be brought to the Advisory Committee

for approval for funding. **Mr. McGuire** clarified that it wasn't for approval but to confirm that the project fit with the Community Plan.

Mr. Leach referred to the entranceway signs at Rotonda Villas which area residents are very happy with, reminding the group that he had previously said he thought they cost less than \$10,000 each; it turns out to be less than \$5,000 apiece (not including the landscaping). **Chair Slater** noted that Jack Paine has already met with the person who created those signs; the man has already created a sign design for the other three entrances that is similar to what Lennar is believed to be creating and is working up the cost estimates now. Mr. Paine wants to have this cost information available to show the community the different options.

Mr. Leach mentioned the option of an additional boat ramp at the Linear Park but said he had been told by Clarence Brosmer that sort of project was not a priority item. Guest **Karen Price** said that the Board meeting had been shown some preliminary ideas by the developer of Section 94 for the parcel where he is locating a park and boat ramp; **Mr. Leach** asked if that facility would be limited to Section 94 property owners only, and the answer was affirmative. **Ms. Price** pointed out that another boat ramp in the same general area might be a problem.

With regard to the THM, **Chair Slater** asked if members had brought their notes from the last THM; she said that she and Ms. Shao had reviewed the prior year's THM and had drafted a list of who would be responsible for each element:

- Jie Shao will do the newspaper advertising, the ad on the Community Development website, the Government calendar listing, the press release, an announcement in the Englewood Chamber of Commerce monthly newsletter, and involvement by CCTV and CCU.
- Mr. Leach suggested the SGCAC send a letter to all the Commissioners individually stating when the meeting will take place, responding to a statement by Commissioner Duffy that she would want to come if she had the date and time information, and recognizing that Commissioner Moore would want to be there also. **Chair Slater** said she would undertake that.
- Chair Slater will put an ad in the SGC newsletter, and had written a short article for the HOA newsletter; also an ad on the HOA website and will ask for a broadcast email to go out to the HOA and Yacht Club members. As for the A-frame signs at the entrances, she asked for volunteers to place and pick-up signs, which was done by April Chattinger last year; Kendall Leach and Mike Post agreed that if April would do that again this year, they would volunteer to help, but asked who now has the sign frames. New signs would be required. Chair Slater asked for three volunteers to handle the sign-in sheet and hand out the agenda at the THM; Judy Post and Sharon Paine were suggested, and the Chair said she would try to get the same two volunteers to run the recording equipment (Karen Ireland and Gloria Lee.) Chair Slater said she would bring pictures of the community; she would also present the Parks and Rec segment that was presented last year by Carol Reynolds.

In response to a question from Mr. Leach, **Chair Slater** suggested reviewing last year's agenda and seeing if there was anything that needed to be changed on it; she stated her

objective would be to encourage more input from the audience. Further discussion ensued on how to encourage more audience participation, and on the general agenda items and order of presentation. **Mr. Leach** suggested that questions from the audience should be taken after each presentation, rather than having the audience wait until the end; **Ms. Shao** said she would also provide comment cards and pencils, for those audience members who did not feel comfortable speaking in public. The need for wireless microphones was mentioned. The request was made that the new Planning Services Manager attend the meeting; **Ms. Shao** said that he had indicated he would be there.

Mr. Leach said he would present generally the same information as last year; **Ms. Shao** said she would provide him with updated maps. Further discussion ensued on the issue of **Mr. Post's** presentations on Scenic Highway, Stormwater and Growth Management possibly preceding Mr. Leach's presentation. It was agreed that the THM was a good opportunity to mention committee membership vacancies, including the one on the SGCAC.

The deadline for materials to Jie Shao was set for March 1st to be sent by email with copies to the other members. Everything needs to be in final form by the time of the next regularly-scheduled SGCAC meeting on March 14th.

IV. **NEW BUSINESS**

None.

V. **PUBLIC COMMENTS**

Mr. McGuire asked to revisit the issue of the walkway presentation coming before CCT again or coming before the SGCAC first. It was agreed that Mr. McGuire would contact Ms. Chattinger and let her know a presentation to the SGCAC was in order first.

Guest **Karen Price** mentioned that the HOA Board meeting schedule was posted on the HOA website; she confirmed that Board meetings were open to the membership. She suggested that the business of the SGCAC meetings could be conducted more efficiently. She also expressed concerns about the pedestrian walkways presentation scheduled for the THM. She suggested better illustrations of examples of Mixed Use zoning, pointing out that many people are not familiar with what this type of development looks like; she gave as an example of a successful project the Coconut Creek Mall in Estero.

VI. **STAFF COMMENTS**

None.

VII. **MEMBER COMMENTS**

None.

VIII. **NEXT MEETING**

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

A motion was presented by Kendall Leach, seconded by Sandy Slater and unanimously carried to adjourn the meeting at 11:55.