

MINUTES
SOUTH GULF COVE ADVISORY COMMITTEE (SGCAC)
Wednesday, June 13, 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

GUESTS

Karen Ireland
John McGuire
Karen Price

I. **CALL TO ORDER/ROLL CALL**

Chair Slater called the June 13, 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* stated that she would need to leave the meeting early, due to a scheduled conference at Charlotte County Utilities; *Mr. Post* stated he would be leaving early due to a doctor's appointment, and *Chair Slater* noted she had an appointment also.

II. **APPROVAL OF MINUTES**

Chair Slater requested a review and correction of meeting minutes for May 9, 2007. A number of changes were proposed, at the conclusion of which a motion was called by Mr. Post and seconded by Mr. Leach to approve the minutes of the May 9, 2007 meeting as amended, with a unanimous vote. In reviewing the minutes of that meeting, further information was given with respect to the use of impact fees as a possible funding source for the right-turn lanes discussed on page 3 of the minutes, near the end of the presentation by Mike Post; the alternate funding information was presented by Tara Musselman at the homeowners association meeting which followed the May 9th SGCAC meeting.

Chair Slater noted that this was the last meeting for Mr. Post and took a moment to thank him for his long service to the Committee and all his efforts.

III. **OLD BUSINESS**

Zoning and FLUM Report

Staff Liaison Jie Shao presented information with reference to SGC area maps, updating the Committee on changing FLUM designation of the five lots at Appleton and Atenia to Low Density Residential from Medium Density Residential; *Mr. Leach* identified these as Key 83 on

the old hand-out. He noted the analysis indicated the Deed Restrictions did not need to be changed, nor did the zoning; just the FLUM needed to be changed. She confirmed that the application had been completed and that the matter would go before the Planning and Zoning Board in August.

Ms. Shao then discussed the strip of Commercial Corridor / Medium Density Residential lots that face onto SR 771, which had previously been discussed by the Committee as having potential to be rezoned for Mixed Use. However, after researching the issue and consulting with Martina Kuche, the conclusion was reached that while the actual lot owners might be pleased with a change that would permit commercial, the impact to the property owners facing that strip would be bad and the net result would just be to create a new commercial strip in the same location. **Ms. Shao** discussed the possibility of assembling properties, deplatting them and using the resulting parcel to create a commercial node that extends deeper into the community rather than a strip along the highway. **Mr. Post** asked how one would go about acquiring the property; **Ms. Shao** stated that would be the challenge, to present a plan that would be acceptable to the property owners. She noted that research would need to be done that would identify the total amount of commercial land in the area and how many residents it was meant to serve. She also noted that policies could be developed that would encourage the property owners along the current strip to sell the commercial square footage; then that land could become open space buffer, and the commercial structures could be created in a node instead of along a strip. This would also help reduce the platted lots in the area. Further discussion ensued, at the end of which **Mr. Leach** expressed his opinion that if the research showed that a mixed-use project was not appropriate at this time, they would not pursue it further. **Mr. Post** suggested that the property owners should be involved in such discussions much earlier, not after a plan had already been settled on by the Committee. **Mr. Leach** suggested that after an opportunity for some additional research, it would be good to have a general meeting for getting property owner input; a meeting in November was suggested.

Scenic Highways, Stormwater and Growth Management

Mike Post discussed informing the Streets and Drainage Committee of the Advisory Committee's resolution and motion, which he did. He noted that the information from Tara Musselman about impact fees being available for funding the turn lanes had been included in his memo to Ray Warner.

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

Chair Slater reported on a conversation she had with Eric Ernst regarding an article he is writing on Community Plans for the Herald-Tribune. The next item concerned memos received from Parks and Rec Director Laura Kleiss-Hoeft; one memo addressed trimming of mangroves, and the other covered a number of subjects including Trail Development, levels of maintenance in St. Paul Linear Park, status of the South Gulf Cove boat ramp and plant replacement.

With regard to trail development, **Chair Slater** noted there was some misinformation about available funding, and she gave details on this subject which revolved around whether the pathway would be concrete or shell; adequate funding for a shell path does exist. **Chair Slater** also discussed Ray Warner's concern that dirt removed for creating the path should go to the

homeowner's pavilion, rather than be hauled away for the Home Depot project, as has been suggested might happen by a worker on the site. **Mr. Post** cautioned that clear direction should be given about relocating the dirt to the pavilion, since the community had just spent \$1,000 to have that area cleared; **Mr. Leach** said that community members would be available to assist in proper placement of the dirt.

With regard to levels of maintenance, **Chair Slater** stated that the complaint arose during a time when the maintenance had been neglected but she did not feel that a different level of maintenance was required if the existing level was done properly and regularly. Dissatisfaction was expressed over a system of charging the community for the inspections that were done of the work that had been performed, particularly since the inspection performed by Public Works was of its own workers, rather than an outside contractor. Further discussion ensued.

On the topic of mangrove strategy, it was noted that the second memo on mangroves was produced by Tina Powell for publication in the News and Views newsletter, to help community residents better understand the issues involved in mangrove trimming.

Discussion of the boat ramp raised the issue about the effects of current County budget concerns on the project. **Guest Karen Price** suggested that the news article being quoted actually referred to a proposed boat ramp on Cattedock Road, not the one inside the South Gulf Cove community.

At 9:55, **Jie Shao** left the meeting; at 10:00, **Mr. Post** indicated that he had to leave as well.

Chair Slater wrapped up the discussion of the Parks and Rec memo; she noted that there had been no new developments on entranceways or land acquisition. **Ms. Chattinger** asked if any consideration had been given to funding entranceways out of MSBU funds, since it appeared the Lennar funded option was not moving ahead; **Chair Slater** agreed she needed to follow up with Lennar, but given market conditions, she did not expect much activity just now. **Guest John McGuire** raised the issue about the alternative signs such as Rotonda had; **Guest Karen Price** noted that the community was very upset about the lack of entranceway signs. She suggested that it would be better to downsize the sign concept and move forward on the project, and she noted that based on the number of lots, a \$3 increase on the MSBU would generate a lot of money for this project. She stated that, based on information she receives from the West Charlotte committee meetings, there are both infrastructure problems and funding problems for the development, and she felt there would not be activity from Lennar on the entranceway sign any time soon. Further discussion ensued, including availability of existing funds that could be repurposed for entranceway signs. **Guest Karen Ireland** asked if the community had any commitment to Lennar regarding an entranceway at San Domingo; it was noted that the entranceway would be placed on County right-of-way and that it was just a matter of who erected a sign first. A desire for consistency among the design of these signs was expressed by those present. Further discussion ensued. **Mr. Leach** said it would be good to see the design work which Jack Paine has already received; if indeed MSBU funds would be used to fund the construction, then the designs should come before the SGCAC for review, and also to the HOA.

Mr. Leach asked for the opportunity to return briefly to the discussion on FLUM changes, and noted that he would be on vacation during the August/September time frame when the matter would go to P&Z and the BCC. He invited any other committee members that would be available to attend in his place.

Public Safety and Health

April Chattinger discussed the four-way stop sign intended for Keystone and Calumet; there is no progress at present. The Fire Wise Community effort is under way, with some officers having been selected for the committee; information gathering in support of the plan has started. Representatives from the Department of Forestry and local EMS have visited to discuss grants available and programs to help clear out invasive species and ensure the 30-foot buffer on vacant lots; there is also an educational component to the program. **Guest John McGuire** pointed out that individual property owners do not have the right to just go onto other properties to clear vegetation; there is a process that begins with attempting to make contact with the lot owner and get their active participation or their consent to have the area cleared. If these attempts fail, then there is a policy in place to cover activities which are aimed at reducing specific hazards. Further discussion ensued.

With regard to pathways, the project is on hold pending approval of a memorandum of understanding with CCT.

Ms. Chattinger also provided some information on recent CERT training activities.

IV. NEW BUSINESS

Chair Slater spoke about the committee vacancies and the reappointment process; all three members seeking reappointment (Slater, Leach and Chattinger) have submitted their paperwork to the Commissioners. Discussion ensued regarding the two additional seats that will need to be filled.

V. PUBLIC COMMENTS

Guest John McGuire expressed his appreciation that the format of the meetings was such that comments were permitted throughout rather than having to be held until the end.

A request was made to obtain the original recorded resolution forming the Committee which **Chair Slater** said she would handle.

VI. STAFF COMMENTS

None.

VII. MEMBER COMMENTS

None.

VIII. NEXT MEETING

The next regular meeting of the **South Gulf Cove Advisory Committee** is **Wednesday, July 11, 2007** from 9:00 a.m. until 12 noon in the **Commission Conference Room**.

A motion was presented by Kendall Leach, and unanimously carried to adjourn the meeting at 10:35.