

MINUTES
SOUTH GULF COVE ADVISORY COMMITTEE (SGCAC)
Wednesday, July 25, 2007

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

MEMBERS PRESENT

Sandy Slater, *Chairperson*
Kendall Leach
April Chattinger
Ken Nelson

STAFF

Jie Shao, *Staff Liaison*
Gayle Moore, Recorder

MEMBERS EXCUSED

GUESTS

Karen Ireland
Karen Price
Gloria Lee
Ray Warner

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

Chair Slater called the July 25, 2007 meeting of the SGCAC to order at 9:10am in the Commission Conference Room 536 and it was noted a quorum was present.

Chair Slater confirmed with Mr. Leach, who attended the July 24th Board of County Commissioners meeting that those Committee members who had reapplied had been reappointed, and that new member Ken Nelson had also been appointed. *Mr. Leach* nominated Ms. Slater as Chair of the Committee, himself as Vice-Chairman (in the absence of any objection) and Ms. Chattinger as Secretary; the slate was seconded by *Ms. Chattinger* and discussion ensued. The vote was unanimous in favor of the slate as presented. *Chair Slater* noted the importance of filling the fifth seat on the Committee, noting that she had been encouraging Ms. Price to accept that seat. *Ms. Price* offered to discuss her reasons for declining, noting that she is already involved with the Pedestrian Walkways Committee, and also that it had been suggested to her that it was not possible to be both an officer of the Homeowners Association and an Advisory Committee member; because she had not been able to get an authoritative answer on these matters, she had not felt sufficiently comfortable to accept a seat on the Committee. *Mr. Leach* reviewed what the group had learned during the class on Sunshine Law requirements and stated his opinion that because the group constituted an advisory committee which did not make laws, there was less of a possibility of being in violation of the Sunshine Law. Further discussion ensued.

II. **APPROVAL OF MINUTES**

Chair Slater requested a review and correction of meeting minutes for June 13, 2007. A small number of corrections were proposed, at the conclusion of which a motion was made by *Mr.*

Leach and seconded by **Ms. Chattinger** to approve the minutes of the June 13, 2007 meeting as corrected, with a unanimous vote.

A number of members noted that they would not be available for a meeting in August, and the next meeting was set for September 26th.

III. OLD BUSINESS

Public Safety and Health

April Chattinger discussed the four-way stop signs which are now in place at each of the recommended intersections along Calumet. She recognized Mr. Leach's contribution in getting newspaper coverage of this successful project.

Ms. Chattinger next reported on the pedestrian/bikeways project, which is currently on hold while Gulf Coast Foundation in Venice reviews the project. Other foundations had determined that the ultimate project size was too large for them to become involved. One issue that has been raised is the need for insurance for the volunteers. A meeting has been scheduled for August 5th to discuss the project with Gulf Coast Foundation.

The Fire Wise Community effort is going very well, and is currently being reviewed by the Department of Forestry; **Ms. Chattinger** anticipated that by the time of the group's next meeting, South Gulf Cove would officially be a Fire Wise Community. Further discussion ensued.

Finally, **Ms. Chattinger** reported on the CERT training classes which had attracted 66 people; she noted that this is an unusually large class size and therefore somewhat challenging. She said the future classes would be more manageable in size.

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

Chair Slater reported on the latest project update memo received from Parks and Rec Director Laura Kleiss-Hoeft, handing out copies of the memo to committee members and answering questions from the Committee members, particularly with regard to budget items such as mowing at the Linear Park. With regard to the Master Plan for the park, she noted that a draft has been created but that the work was done without contacting the Advisory Committee or receiving input from the community members up to this point; she noted that she would be speaking with Ms. Kleiss Hoeft on this subject.

Background on Land Acquisition was provided for the new Committee member; **Chair Slater** then described her most recent communications with Real Estate Services. Mr. Hugh Mead in that department had been working on the properties near McAllister Park and had been in contact with a number of the property owners of the target lots, but without any success as far as property trades were concerned. He found that most owners who responded were not interested in trades for properties of equal value, but wanted "a better deal." This was also the case with the targeted lots near the Fruitport Park. **Mr. Mead** had suggested to Chair Slater that there was an option to offer these lot owners a "cash incentive" if they complete a successful lot exchange; further discussion ensued on this concept. **Chair Slater** stated that since the inception of the property trade idea, there had been very little interest on the part of property owners, and she

called for discussion on whether it was a worthwhile idea to pursue; she pointed out that of the original \$57,000 allocated to administrative expenses of the trades, roughly \$55,000 remained unspent and which could be redirected to other projects. Further discussion ensued, with the decision reached not to pursue the effort. **Chair Slater** made a motion that the Committee no longer pursue the acquisition of the additional park property, and that the remaining funds which had been allocated to that effort be redirected to the costs of the entranceways; second by **Kendall Leach**, with a unanimous vote. **Chair Slater** will contact Real Estate Services with this decision, asking that they forward their hours expended to Tara Musselman.

Chair Slater then discussed the Community Plan budget, emphasizing the need to obligate dollars carried over from prior years. Her intention is to meet with Jack Paine and Tara Musselman to discuss re-allocating the available funds for the entranceway signs. She then provided the Committee members with copies of renderings showing the proposed design of the Lennar entranceway signs for their development and the somewhat similar sign designs for the remaining three entranceways, which Mr. Paine had sought estimates on. Discussion ensued on this matter.

[**Guest Ray Warner** joined the meeting at 10:05 a.m.]

Chair Slater mentioned that estimates Mr. Paine had requested were for the signs only, not the landscaping; however, she noted that there were carry-over funds in the Native Tree Fund and thought that these monies could be used for landscaping around the entranceways, as long as native trees were selected. Discussion continued, including the issue of whether Lennar's sign at San Domingo and SR 771 would preclude one of the smaller Gulf Cove community entranceway signs in the same location. **Chair Slater** described her conversation with Lennar's representative who indicated the company would start sales on their project in spring 2008, based on anticipated market conditions. She noted that Lennar anticipates their entranceway sign being situated on a traffic island and including landscaping; this part of their project is currently awaiting County approval. Further discussion on matters of sign design and funding ensued. **Mr. Leach** gave his opinion that the sign design could be altered to be easily distinguished from the Lennar sign. **Guest Ray Warner** stated that he remembered a statement made at the MSBU meeting that if the Advisory Committee gets a bid from a vendor, then the County cannot go to that vendor for a bid; **Ken Nelson** asked if designs could be worked up without a cost attached, so that the County would be able to include that vendor in the bid. Discussion continued. **Guest Karen Price** noted that she agreed with Mr. Leach about the desirability of the entranceway signs being different in design from the Lennar sign, in order to make it clear to visitors that not all of South Gulf Cove is a Lennar community. She also said that the decision had not yet been made whether or not Lennar would put their sign on an island.

Mr. Leach asked if funds for the entranceway signs needed to be designated with Ms. Musselman by or before October 1st, independent of whether or not a design had been chosen; **Chair Slater** agreed this should be done, particularly with regard to repurposing the dollars previously intended for land acquisition. Further discussion ensued about the use of these funds.

Ms. Chattinger voiced agreement with the idea of having some differentiation between the Lennar sign and the other SGC Community entranceway signs. There was renewed discussion of the possible sign designs, with focus on the design that appears on the Homeowners Association web site, created to a smaller scale to minimize costs. **Mr. Nelson** stated that he would like to see additional sign designs. He noted that the entranceway signs in Rotonda are sand-blasted to create bas-relief lettering which can more easily be painted in the future as part of necessary maintenance to the signs. **Chair Slater** cautioned that in order to have the funds available as just discussed, there would not be time to get involved in a re-design process. **Ms. Chattinger** noted that the general design of the signs had been accepted already with the only objections being with regard to excessive costs; with the modifications discussed (reducing size, omitting water features, etc.) those costs would come down in line with the community's expectations. Additionally, the design had already been presented to Charlotte County. **Mr. Nelson** renewed his request for more design options, to be presented at the September meeting of this committee. Guest **Karen Ireland** expressed this wish that there be SGC Community signs at all four entrances, including the one which would also have the Lennar sign.

Zoning and FLUM Report

Mr. Leach commented on this project, noting that the County is repairing all the county-wide zoning and FLUM inconsistencies on a regular basis as part of its normal process, whereas the community's Deed Restrictions are terribly out of date, and also recognizing the poor response to the proposed down-zoning of the lots on Wacker Drive, as well as other issues that have cropped up. He stated that a new approach had been developed to handle the overall project, pending legal advice, wherein all nine sections in South Gulf Cove would be combined and then adopt the Charlotte County zoning and FLUM. This approach would eliminate a great deal of work compared to the original approach considered. **Mr. Leach** clarified that the intention was to change the deed restrictions to not identify each little issue but rather to confirm that whatever zoning and FLUM designations exist, the HOA deed restrictions will follow those.

Mr. Leach and **Ms. Shao** then discussed the letter that would be sent to the five property owners on Appleton where the zoning calls for single-family residential but the FLUM calls for multi-family residential, describing the plan amendment process to correct the inconsistency. This application would be scheduled to go before the P&Z Board in September and before the Commissioners in October. **Mr. Leach** noted he would be out of town in September and not able to attend the P&Z meeting.

Mr. Leach asked a question of Ms. Shao, regarding review of requests for building permits; namely, whether the building department has a minimum square footage requirement. **Ms. Shao** responded that the review was concerned more with meeting the setback requirements and not going over the maximum lot coverage; she thought that minimums were not an issue that the building department reviews for, but agreed to check on that with the department. **Mr. Leach** noted that in the absence of County-mandated square footage minimums, that issue would have to be addressed by SGC deed restrictions.

Scenic Highways, Stormwater and Growth Management

No discussion on these topics.

IV. NEW BUSINESS

New Member Introduction

Ken Nelson was introduced to County staff and gave some background information about himself to the group. **Chair Slater** invited him to consider taking on the issues formerly handled by Mike Post, namely Stormwater, Growth Management and the Scenic Highway project.

Waterview Preserve Community Amenities

Jie Shao handed out a map graphic which illustrates the intended waterfront development in Section 94, and discussed the staff's objection to the intended multiple-use buildings, parking, tennis courts and other amenities which the plan indicates would be located in a preservation area; she noted that purpose of a preservation area was to minimize human access, not to encourage it, which the amenities would do. **Ms. Shao** stated that she would be meeting with the Zoning Official and planners in the Zoning Division as well as the applicant's attorney, Rob Berntsson, to discuss the matter; she wanted to take the SGCAC members' comments, for or against the project, with her to the meeting.

Mr. Leach stated that he was against the use in that area. He noted that only the Section 94 property owners would be allowed to use it. He also noted that the intended use of the CG areas, for boat storage and the like, is presumably because such storage is not allowed at the individual residences due to the deed restrictions; he observed that the applicant also controls the deed restrictions and thus could easily address the issue through changing the deed restrictions.

Ms. Chattinger agreed with Mr. Leach, and particularly that the proposed use would encourage more usage of the preservation lands than intended. She also raised a question about encouraging docks on the lagoon. **Chair Slater** noted the number of different uses that were being proposed on the site plan, and asked if those uses were permitted in ES. **Ms. Shao** stated these uses are allowed in ES by Special Exception; it is the FLUM designation of Preservation that is more pertinent to the objection to this proposed use.

Chair Slater also raised the issue of the ownership of the property which was originally held by the Waterview Property Owners Association but now appears to be owned by the Colosimos; **Ms. Shao** observed that the land was in title to the Colosimos as trustees of the Association. **Chair Slater** stated that although the properties in this section were never intended to be "waterfront properties", owners of land along the Santa Cruz waterway have been clear-cutting their land all the way to the water, and have built docks there. **Ms. Shao** noted that the County had issued the permits for this work as allowable uses, based on the representations by the property owners that they will later erect buildings on the properties. **Chair Slater** also spoke about the clear-cutting, and the mangrove and cattail removal on lot 1 (94-5008-0001) which has essentially been turned into a beach.; she noted that community members had gone to the DEP and filed a complaint regarding this work. Further discussion ensued about the likelihood of docks being built along the lagoon. Guest **Ray Warner** noted that there was no lagoon in the original plan for South Gulf Cove; the waterways went directly across the land into the harbor. The Corps of Engineers and the DEP demanded a change that resulted in the lagoon being added; the consent order does state that the green areas bordering the water could be used for an

expansion of the lagoon depending on the water quality needs. Guest ***Karen Price*** gave some additional background information relating to the marina special exception request and her feeling that the Board of Zoning Appeals did not take the FLUM designation into account in that case. ***Ms. Shao*** said that she would be working to help the BZA understand that the proposed project was not consistent with the Comprehensive Plan and should be denied. Further discussion ensued on these matters.

A request was made to go off the record in order for Mr. Warner to make a presentation. Recording was resumed at the conclusion of the presentation, and Mr. Warner left the meeting at that time.

V. **PUBLIC COMMENTS**

None.

VI. **STAFF COMMENTS**

None.

VII. **MEMBER COMMENTS**

None.

VIII. **NEXT MEETING**

The next regular meeting of the **South Gulf Cove Advisory Committee** is **Wednesday, September 26, 2007** from 9:00 a.m. until 12 noon in the **Commission Conference Room**.

A motion was presented by Chair Slater, and unanimously carried to adjourn the meeting at 11:45.