

**MINUTES**  
**SOUTH GULF COVE ADVISORY COMMITTEE (SGCAC)**  
**Wednesday, October 24, 2007**

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

**MEMBERS PRESENT**

Sandy Slater, *Chairperson*  
Kendall Leach  
Ken Nelson

**MEMBERS EXCUSED**

April Chattinger

**STAFF**

Jie Shao, *Staff Liaison*  
Gayle Moore, Recorder

**GUESTS**

Karen Ireland  
John McGuire  
David Milligan

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

**Chair Slater** called the October 24 2007 meeting of the SGCAC to order at 9: 05 a.m. as in the Commission Conference Room 536 and it was noted a quorum was present. **Chair Slater** introduced David Milligan of the Parks and Recreation Department, who would be presenting about the Master Plan. Mr. Milligan was given the opportunity to present first because of demands on his time. The Plan resulted from work by consultant Ecology Group; **Mr. Milligan** provided a handout to the group and commenced his presentation.

Speaking about the intent of the project, **Mr. Milligan** stated that the Master Plan was intended to validate, build on, update and expand the original South Gulf Cove Master Plan of 2002, especially from the parks and rec perspective. The study has five parts:

- the analysis, which coordinates information in the original plan with walking the actual sites and doing evaluations
- program development, determining which kinds of activities are appropriate, given the demographics, size of parcels, climate, seasonal population, etc., leading to a decision on what activities might be appropriate for each individual site (e.g., tennis or shuffleboard or exercise-station walks.)
- public input, getting feedback from the stakeholders (selected interested parties who have had a history of working on the parks) and then having a public meeting (tentatively proposed as a Town Hall Meeting to be held December 11, 2007 at the Tringali center in Englewood, at 7 p.m.) **Mr. Milligan** asked that comments from the community be funneled through the Committee members in preparation for a proposed November 5<sup>th</sup> meeting which will be for getting reaction to the draft Master Plan and to make suggestions for future direction. **Chair Slater** noted that she had responded to a request from Laura Kleiss Hoeft, naming three community members to attend that November 5<sup>th</sup> meetings: Yvonne Ermerio, Karen Price, and also April Chattinger, because of the bike path connection.
- Developing the final Park and Recreation Master Plan, referencing a list of a dozen factors that will go into the Plan, including a summary of code and development considerations, a matrix listing the different parks and their program elements, a map, information about how each park functions in the system, and things of that nature.

**Mr. Milligan** discussed the intentions for what the meeting will produce in terms of the plan. As for today's handout to committee members, he noted that this was really just the

first two items (site analysis and program outline) listed before, and stated he was looking for reaction to the draft at this stage.

**Chair Slater** asked if one of the elements that would be produced as part of the Master Park Plan would be about funding. She noted that one of the on-going challenges for the Community Plan has been how to go about funding the "to-do list". **Mr. Milligan** stated the draft plan does not identify sources of funding, but one of the elements is an "order of magnitude estimate – probable construction costs itemized by park". This is an educated guess from park planners, assigning a price based on similar work elsewhere. **Mr. Nelson** asked what the estimate was for the Boat Launch park; **Chair Slater** stated the most recent contract was \$569,473; however, money has already been spent for planning, design and clearing, and the County will supply benches and recreation amenities after the contractor finishes. Further discussion ensued about this particular expenditure.

**Mr. Leach** asked if Mr. Milligan had been involved with the Rotonda Park, and whether that restroom had been built to County specs; **Mr. Milligan** said yes, it had been, noting there were different classes of restrooms. He also noted that this same design will be used for a restroom slated for Spring Lake Park.

**Chair Slater** called for any questions for Mr. Milligan, noting she had a question of her own. She stated that she had an earlier version of the contract that went out, and said that item two on that version called for a Community Needs Assessment including an interview with County staff and the Advisory Committee on the "front end" in order to gain an understanding of the needs. **Mr. Milligan** agreed that the required meeting had been missed and that Parks and Rec staff did not follow up with the consultant about that; he stated that either that element would not be paid for, or it would be captured in another meeting, e.g., after the public meeting there may be the need for another meeting to process the information. **Chair Slater** noted that the original Parks Subcommittee had done a lot of work assessing the acreage available for parks in the community, and had done an evaluation using the Community Plan recommendations for parks. She stated that the consultant appears to have simply taken the work already done by the Committee in 2004 and just repackaged it for the current document. **Mr. Milligan** said that Parks & Rec staff had come to the same conclusion, which is why he feels the November 5<sup>th</sup> meeting will be very important in ensuring that the consultant accomplishes the new task without simply regurgitating existing reports. **Chair Slater** expressed her disappointment, noting she was anticipating getting professional guidance for the amount spent; **Mr. Milligan** agreed, stating that in particular he hoped to work on defining the actual park sites that would be best to develop. Further discussion ensued on the intended park sizes, based on the existing maps.

**Mr. Leach** noted that there were a number of parks which had reverter clauses to General Development, so that these parcels needed to stay committed as park sites. He also asked about what the size limit is with regard to what money can be used to develop the park ... is it a 5 acre minimum for MSBU funds to be used? **Chair Slater** responded that she thought parks of 5 acres and up could be developed using County funds; **Mr. Milligan** clarified that the county would participate in the maintenance of such parks. **Mr. Milligan** also noted that a "mini-park" is three acres or less and stated that the county does not get involved in 1-3 acre mini parks; therefore, three acres is probably the cut-off figure. He also pointed out that parks over 5 acres would be open to general public, not exclusive to SGC residents; this was acknowledged by the Committee members.

**Chair Slater** said she had paperwork (a handout from the Town Hall Meeting) that identified the 85 acres of parkland in South Gulf Cove which she thought should go to consultants, and said she would provide a copy to Mr. Milligan.

**Chair Slater** next asked a question regarding the boat ramp park: when will the work start? **Mr. Milligan** said he believed it would be Nov. 1<sup>st</sup> but that would be the notice to proceed, not the actual start of work on that date. Further discussion ensued on the subject of what the County will do there; **Mr. Milligan** said that some input from community was required on what should go in the small games area (bocci, horseshoes, shuffleboard) in order to best serve the community needs. **Chair Slater** asked if she should be soliciting suggestions from residents on this topic.

**Mr. Nelson** asked if a name had been proposed for the park? **Mr. Milligan** said that staff had been referring to it as the South Gulf Cove Neighborhood Park; he also pointed out that there is a park-naming policy, so suggestions can be submitted to the Parks & Rec Advisory Board which will endorse it and send it on to the Board of County Commissioners. **Chair Slater** said that so far it has been referred to as the South Gulf Cove Boat Ramp Park, but that was not set in stone.

**Mr. Milligan** mentioned added enhancements to the park, noting that there had been no irrigation on the original park and most of the buffering plants died. Staff plans on full irrigation going forward and replacing the landscaping; the lesson has been learned that irrigation is essential.

**Mr. Milligan** left the meeting at 9:30 a.m.

**Chair Slater** suggested to Guest Karen Ireland and Mr. Leach that perhaps at the next HOA meeting they could solicit input; **Mr. Leach** suggested mentioning the proposed meeting on Dec. 11<sup>th</sup> in *News and Views*.

**Chair Slater** expressed concern that, based on what she has seen in the Park Master Plan draft, they have not gone in the intended direction, especially with regard to getting community input, and also that they wouldn't be ready on Dec. 11<sup>th</sup>. They are planning to have displays and other information which would be a lot to assemble between November 5<sup>th</sup> and December 11<sup>th</sup>. **Mr. Leach** suggested that the matter be left in Chair Slater's hands, to see what happens at the Nov. 5 meeting. **Guest Karen Ireland** noted that Dec. 1st is the deadline for mention in newsletter.

## II. APPROVAL OF MINUTES

[9:36:52 AM](#) **Chair Slater** requested a review and correction of meeting minutes for September 26, 2007. A small number of corrections were proposed, at the conclusion of which a motion was made by **Mr. Leach** and seconded by **Mr. Nelson** to approve the minutes of the September 26, 2007 meeting as amended.

## III. OLD BUSINESS

### Committee Vacancy

**Chair Slater** reminded all that there was still a vacancy on the committee, noting that Ms. Chattinger has someone in mind but they have only just moved in so she was waiting a short while to approach them. Further discussion ensued on this topic.

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. The first item was the Park Master Plan, already discussed. The second item is the Boat Ramp park; **Chair Slater** had drawings members can review. Guest **Mr. McGuire** said it was an excellent park layout, including provision for playground. This is responsive to comments and requests from the area residents. Guest **Mr. McGuire** commented on pushing for the offer for small games areas in parks, feeling this would be well-received by community members. **Mr. Nelson** asked where game supplies could be stored (e.g. horseshoes) – would people have to bring their own? **Chair Slater** said that might be the case for horseshoes, but it's a question for shuffleboard. Volleyball, bocci ball, etc., are examples of things that people can bring with them. Further discussion ensued.

With regard to the Linear Park, **Chair Slater** mentioned the 19 trees that had been planted recently; she noted that this finishes the park in terms of landscaping commitments. The question was raised about the timing of mangrove trimming (dependent on the height of the mangroves.) She felt that given some brush clearing there would be substantial improvements in visibility even if the mangroves couldn't be trimmed yet.

Guest **Mr. McGuire** raised a question about the excess shell pile, and whether there was any available to be used for the Learning Garden; **Chair Slater** said she had received an email that indicated the shell could be used for that purpose, but that staff wanted to let the existing paths settle and get leveled out first.

With regard to the Park budget and expenditure summary provided with the monthly report, **Chair Slater** said she had not yet reviewed it.

Guest **Mr. McGuire** asked about when the budget for Linear Park weed-whacking and maintenance goes into effect; **Chair Slater** responded that it is currently in effect, and provided some details on available funds. In this particular case, the funds were budgeted for contingency mowing, e.g., if the community volunteers were not available or willing to do it anymore.

**Chair Slater** discussed entranceways; Tara Musselman sent the project to DPW Engineer Ian Dack, and later sent an email saying that signs would have to be engineered to hurricane standards (price \$30,000.) Further discussion ensued on the price disparity between the proposed signs and the similar ones that had been done for Rotonda; questions were gathered to take back to Ms. Musselman. Also relative to the entranceways, **Chair Slater** noted that the letters have been completed to donors, offering them the options of getting their money back.

Additional information on entranceways was discussed later in the meeting, when Tara Musselman joined the group; see page six.

**Chair Slater** reported on Funding and Resources; she asked that if there are any funds that are needed, information get to her by the time of the next meeting, so those requests can be included in the 08/09 budget. Guest **Mr. McGuire** suggested including funds for a turn lane; **Mr. Nelson** will supply this, but asked for more time to prepare.

**Chair Slater** shared with the group an email from April Chattinger regarding FireWise community grants for funding the programs related to this FireWise designation, and also working towards 501(c)3 status which is necessary to apply for some of the grants.

With regard to the Harvest Giving Festival, a brochure was handed out with event information.

#### Zoning and FLUM Report

**Mr. Leach** commented on this project, noting that the meeting had taken place before the Board of County Commissioners at which Jie made the presentation and Mr. Leach commented; the petition was approved and passed. Nothing new to report on zoning and FLUM matters; it now comes down to getting Deed Restrictions to conform to County Code.

**Mr. Leach** raised a new subject, facilities for youth within the community. During a recent visit to the area by his kids, they were driving by stop signs and noticing bicycles chained to sign posts. Mr. Leach's son asked why there were no bike racks for the kids, and **Mr. Leach** raised that issue for consideration. Further discussion ensued.

#### Scenic Highways, Stormwater and Growth Management

**Ken Nelson** asked if we have an org chart for the County; **Jie Shao** will ask Administration for a current chart. **Chair Slater** suggested Ken contact Judy Hunter for info on Department of Public Works.

**Ken Nelson** presented briefly on the assigned topics. He stated he was doing nothing on Growth Management, and doesn't understand what there is to do. **Chair Slater** suggests reviewing the sub-committee information that had already been accumulated; **Mr. Nelson** stated he had this material from Mike Post but doesn't see what can be done with it. **Jie Shao** suggested reviewing the EAR material on County website. **Mr. Nelson** asked, now that the price of lots has escalated so that lot-swaps are no longer an option, what is there to do with regard to Growth Management? **Chair Hess** indicated that land banking could also be considered part of that subject

With regard to Stormwater, **Mr. Nelson** noted that Mike Post is back on the board and asked what he (Mr. Nelson) should be doing on this. **Chair Slater** referred to past discussions about whether or not the County had a stormwater management plan, asking Ms. Shao for copy of this plan, if it exists. The consensus is that such a plan does not exist. Further discussion ensued about how the community plan intersects with this non-existent plan, including a discussion of water quality issues, and the lagoon as a stormwater control, not simply a boater's paradise.

On the subject of the Scenic Highway project, **Mr. Nelson** stated he couldn't attend their most recent (and also their last) meeting, so he doesn't know anything about that, either. He stated he would be contacting Martina Kuche to be added to the mailing list for future meetings.

**Mr. Nelson** then reported on the subject of the turn lanes, saying he had received information from Mike Post. There was a discussion of funding this project through the Streets and Drainage MSBU; **Mr. Nelson** reported on his conversation with Jack Paine on this subject. There was also a discussion on the general subject of the MSBU meetings.

**Mr. Nelson** stated he wanted to work on improvements to the intersection of 771/776 improvements, including a turn signal for cars approaching 776. Others stated they would like to see an additional lane there. Further discussion ensued about who to contact at county and how both the State and County personnel will say it is under the jurisdiction of the other authority.

**Judy Hunter** joined the meeting; **Mr. Leach** asked his question about the alternatives (FibreForm) to curbs at the bad intersection. **Ms. Hunter** says that would be gas tax money, not MSBU funds; she suggested they invite Tom O'Kane or Wes Millard to one of their meetings, and bring diagram/pictures of the intersection solutions that are proposed.

**Mike Post** entered the meeting. Discussion continued regarding the process and who to contact to assist with road issues. **Tara Musselman** entered the meeting.

**Guest John McGuire** asked about deceleration lanes; **Mike Post** said that Wes Millard had already said that would not be considered because studies demonstrate no benefit or additional safety factor. Further discussion ensued about these lanes in general, e.g., none in place for the ball park on 776.

Discussion turned to the high cost of the engineering bid for the entranceway signs to make them hurricane resistant. **Ms. Musselman** stated this is not a county requirement to begin with, that the specs received from Jack Paine said "hurricane proof up to 140 MPH winds"; if the specs had not said that, the County could do the signs itself. **Ms. Musselman** quoted approximately \$6,000 for sign types County usually does (e.g., in Grove City) which are not hurricane proof. **Chair Slater** said she would talk to Jack Paine and then get back to Tara with updated request.

**Mr. Leach** asked **Ms. Musselman** whether MSBU meetings get noticed via email to participants; she answered yes. **Ms. Musselman** clarified the notice was not sent to individuals but to the committee as a whole. Further discussion ensued on budget-related subjects.

**Ms. Musselman** asked if the group had their work plan from Parks and Rec and the spreadsheet of expenditures; **Chair Slater** confirmed this. Further discussion ensued about upcoming budget requests; **Chair Slater** had questions about future of the Streets and Drainage MSBU being considered to be combined with the West County Road Maintenance, which led to a lengthy discussion. **Chair Slater** questioned **Ms. Musselman** about water quality testing money availability; **Ms. Musselman** stated that the money was available but the testing had not yet been done, and said that there would be a plan for that in December 2007. **Mr. Post** noted that the question of water testing was on the December 19<sup>th</sup> agenda for the Stormwater Committee; he also observed that this was not strictly a South Gulf Cove issue, but rather a West County issue.

[11:02:23 AM](#) Mike Post and Tara Musselman departed the meeting.

#### IV. **NEW BUSINESS**

##### Community Plan Review

**Jie Shao** stated that there was no need to rewrite the Community Plan because of the anticipated rewrite of the County's Comp Plan; the Community Plan can be affected by the details of the Comp Plan and for that reason it made sense to wait until after the rewrite of the Comp Plan to address the Community Plan. However, the suggestion made by Chair Slater to review the Plan and to evaluate what has been done, what has never been started, what cannot be done, etc., is still a good idea. This should be done now, in preparation for the next Town Hall Meeting.

Further discussion ensued and the table was largely filled-in with the status of each item of the Community Plan that was being considered; where the information was not available, Committee members were assigned to provide the information to Ms. Shao via email, so that the table could be completed. A copy of the completed table is attached.

V. **PUBLIC COMMENTS**

**Mr. McGuire** inquired about the status of lots that can be used for parking at the Learning Garden. **Chair Slater** noted that Real Estate Services had not gotten positive responses from property owners and therefore the decision had been made to drop pursuit of additional trades for property. Further discussion ensued, with particular note that the parks were not meant primarily for car access; such cars as do come can park in the right-of-way.

**Mr. McGuire** also inquired about the outcome of discussions about the proposed unisex restroom at the park; this was with reference to the draft Master Plan handed out earlier by Mr. Milligan, so comment from the group was not forthcoming, pending further review of the draft.

VI. **STAFF COMMENTS**

*None.*

VII. **MEMBER COMMENTS**

*None.*

VIII. **NEXT MEETING**

The next regular meeting of the **South Gulf Cove Advisory Committee** is **Wednesday, November 28, 2007** from 9:00 a.m. until 12 noon in the **Commission Conference Room**.

At 11:49 a.m., **Chair Slater** stated: There being no further business to come before this committee, I declare the meeting adjourned.

Adjourn at [11:49:41 AM](#)