

**MINUTES**  
**SOUTH GULF COVE ADVISORY COMMITTEE (SGCAC)**  
**Wednesday, February 25, 2009**  
Growth Management Conference Rm. B-207 – 9:00 a.m.

**MEMBERS PRESENT**

Sandy Slater, *Chairperson*  
April Chattinger  
Kendall Leach  
Yvonne Erimirio

**STAFF**

Tara Musselman, DPW  
Jie Shao, Staff Liaison  
Gayle Moore, Recorder

**MEMBERS EXCUSED**

Jim Benson

**GUESTS**

Karen Price  
Jack Paine

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

*Chair Slater* called the February 25, 2009 meeting of the SGCAC to order at 9:10 a.m. in the Growth Management Conference Room B-207 and it was noted a quorum was present.

**II. APPROVAL OF MINUTES**

After review of the draft minutes, *Ms. Chattinger* moved that the minutes of the January 28, 2009 meeting be approved as amended, and *Ms. Erimirio* seconded the motion.

**IV. OLD BUSINESS**

Group discussion with Tara Musselman

*Mr. Leach* initiated the discussion by addressing the clearing/mulching proposal for the median strip; he discussed how the project came to be initiated following the Forestry Service visit to the community. Guest *Mr. Paine* also contributed some background to the discussion of this proposal, referencing some similar work already done by the County for commercial lots along the road. *Ms. Musselman* discussed some options for moving the project forward and the various considerations about having the job done under the Parks work order; she said she would give the job specs to David Milligan to incorporate with the already-scheduled work for removing exotics. The funding will come from the additional \$77,000 for the lot clearing; there is no gas tax money available for such a project. In response to a question from Mr. Paine, *Ms. Musselman* said she had been told the commercial business owners had paid for the clearing that was done adjacent to their properties but *Chair Slater* noted that her son had owned one of those lots, and he did not pay.

Further discussion ensued about how to handle the pepper trees to keep them from coming back and the process of preparing an RFP and putting the matter out for bid; the time frame for this bid process and work to be done was also reviewed. *Mr. Paine* asked whether this work would be paid for possibly at the expense of getting some parkland cleared, since it would be taken from the same budget money; *Ms. Musselman* said it would be done along with the clearing of the parks and should not add substantially to the cost of that project, but agreed that if the amount was significant, then it would impact parkland clearing. In response to a suggestion by *Mr. Leach* about a recommended firm to do the work, there was a discussion regarding the need for companies that want to bid on the work to be qualified as vendors with the County. There was also some discussion of how best to do the work so that it could be maintained by simple mowing later on; *Ms. Erimirio* discussed how

the Forestry Service work on other land did not allow for this ongoing maintenance. **Ms. Musselman** went over the money issue which had already been discussed with Chair Slater, who had been out of the room for a short time.

Ms. Shao entered the meeting at 9:23 a.m.

**Guest Karen Price** asked about the RFP, which she thought was limited to \$50,000 and under; the matter was clarified. **Ms. Musselman** estimated that the specs would be to Purchasing by the end of March. Further discussion ensued about the bidding process and methods for tracking progress. **Chair Slater** asked about the dollar carryover arising out of an RFP; **Ms. Musselman** explained that the amount is then encumbered.

A question was raised by **Ms. Musselman** regarding money for mangrove trimming; **Chair Slater** reviewed the figures and identified maintenance funds as the source for this which reflected the feeling that mangrove trimming was considered maintenance. **Ms. Musselman** discussed where the funds had been moved to in the new budget; she also mentioned a technical issue that prevented printing the budget at the moment, but she expected to have a print-out available for review by next week. Further discussion ensued about the overall budget uncertainty, the need for transparency, and concerns about how this impacts strategies for implementing the Community Plan. **Ms. Musselman** said there would be no carryover; **Chair Slater** said that would be fine if it means the work is being done.

**Mr. Leach** returned to the 771 clearing issue: he specified the area from the Butterford Waterway to Robbin Rd. and from 771 to the access roads, to ensure that everyone was thinking about the same amount of clearing to be done. **Mr. Leach** asked if the contract would be awarded in May, since that would be a good time to get going; **Ms. Musselman** said the process has changed and she is working her way through it as it goes along; she noted recent staff reductions are forcing all things to go out for bid, and therefore the process will take longer. There was additional discussion on this aspect of the matter.

**Mr. Leach** asked Ms. Chattinger to comment on the planned palm tree planting in the median; **Ms. Musselman** reminded the group to be sure to get a ROW permit; **Ms. Chattinger** said DPW was doing the planting but **Chair Slater** referred to some earlier communications and there was some confusion on who would actually plant; **Mr. Leach** said that the contractor would do the planting and would want to get it done in June to forestall the need to irrigate.

**Chair Slater** asked for any further questions on the clearing of the median; there were none. **Mr. Leach** asked to be advised about the bid process in order to attend.

#### Zoning and FLUM; Stormwater Report

**Mr. Leach** discussed Attorney David Holmes of the Farr firm and his work on the deed restrictions; he felt the community was very close to having everything resolved. There is a tract on Santa Lucia with a request to replat to 6 lots; **Mr. Leach** discussed how the rewritten deed restrictions will automatically pick up such changes under their new format. **Chair Slater** asked Guest Karen Price if she wanted to discuss the defensibility issue that had arisen regarding the Deed Restrictions since the signatures creating the last set of changes were not actually recorded as required. **Ms. Price** noted that it was the opinion of Attorney Holmes that using the "50% plus one" approach on the currently-contemplated change would leave no question in anyone's mind that the new changes would be valid.

**Mr. Leach** next discussed progress by Mr. Hausermann and his group taking water samples for testing under the LakeWatch program. He pointed out that specific requests need to be made if people want specific substances to be tested for.

[There was an hour-long interruption to the recording process due to technical issues; continuous notes were taken but the recording was impaired during that time period.]

**Staff Liaison Jie Shao** joined the meeting for a discussion of the Pavilion special exception and the proposed request to rezone that parcel. **Ms. Shao** said she would see if the Special Exception period can be extended so that the rezoning would be unnecessary. Ms. Shao left the meeting to do this research.

With regard to the Quality Mine, **Mr. Leach** reported on a meeting with Mr. Stock and their discussion of the noise problem for nearby residents.

**Chair Slater** asked about erosion control and seawall issue; **Ms. Price** said there are no answers yet, but there is a contact at the Department of Environmental Protection that is supposedly working on it. **Chair Slater** suggested trying to have the County put in riprap at the county parks; **Ms. Price** said it is possible to do that, or to put in a retaining wall, but not a seawall.

**Mr. Leach** returned to the subject of the Pavilion to mention that there had been a pre-bid meeting for installing bathrooms, which was well-attended.

#### Scenic Highway

**Chair Slater** spoke about the possible replacements for Mr. Benson who had announced his withdrawal from the committee at the last meeting; however, she noted that he has not formally resigned yet, so that prevents advertising the position.

#### Entranceways, Land Acquisition, Funding Resources

**Chair Slater** commented on attending a meeting of The Friends of Cape Haze sponsored by Percy Angelo whose husband is now the Chair of that group. The meeting included a briefing by Barbara Jefferies, Supervisor of Land Development, on the mining issue. There was also a brief report from **Chair Slater** on the Kitchen Cabinet meeting; she thought her ongoing attendance would not be necessary for the future.

In news regarding the entranceway signs, **Chair Slater** reported that John Elias had set up a meeting with Kimley-Horn and that concept drawings were reviewed as well as the landscape plan; as of Feb. 24, Mr. Elias said he expected a proposal immediately, which **Ms. Musselman** confirmed should happen today. Mr. Elias had also expressed confidence the job could be completed by September; in any event, the funds will be encumbered and not lost. It was also reported that on Feb. 4<sup>th</sup>, Real Estate Services had said that owners of the property at Keystone will not sign off on the sign there; so there will be signs at different sides of the road at the different entrances, some on the left side going in, some on the right side.

Regarding the Boat Ramp Park, in reviewing the P&R memo, **Ms. Musselman** raised the issue of the Native Tree Money and where it should be spent; she noted that Mr. Milligan targeted some of it for the park, but the Committee wants it for entranceways. **Chair Slater** made reference to notes of past meetings and conversations about remaining monies, some of which went into "CIP" and said she thinks Parks & Rec can get that money

from CIP. Further discussion ensued on irrigation system monies, at the conclusion of which the members agreed the money should go to the entranceways.

Ms. Shao returned to the meeting at 10:11 a.m.

Regarding Land Acquisition **Chair Slater** reported that she has not contacted Real Estate Services recently and would have an update at the next meeting.

On the subject of Budget, the Chair referenced suggested the group hold off on discussion until after the MSBU meeting on March 16, 2009.

**Ms. Shao** asked where exactly the Pavilion was built and what its size was; Mr. Leach provided a copy of the conceptual plan. **Ms. Shao** discussed what the 10-year deadline meant, and that they did not do what the original Special Exception provided for. She said the group needs to apply to amend the original Special Exception because their original plan had changed; they will need to be sure they start work again within the time frame allowed. Further discussion ensued on this matter.

#### Parks, Park Master Plan

**Ms. Ermirio** discussed parks, beginning with Learning Garden news. **Mr. Leach** asked about the shed intended to be placed at the Learning Garden and raised questions about obtaining permits.

**Ms. Ermirio** discussed her meeting with David Milligan which she described as very productive, including agreements regarding directional signs for the Learning Garden and Boat Ramp Parks. She reported that Mr. Milligan had no recollection about the request and said that no agreements with the former director were handed along to him, so it was re-discussed and Committee members re-sent the information to Parks & Rec. Regarding the completion of the Linear Park, Mr. Milligan had said he would do a site visit to evaluate trimming exotics and mangroves. The Committee members stated they wanted to host a ribbon-cutting when the work was finally done. **Ms. Musselman** requested to be copied on future emails between the Committee members and Parks & Rec staff.

Also discussed were: clearing exotics at Nittany and Santa Lucia, and County-owned land for rest stops along the pedestrian bikeway.

Reviewing the Master park plan raised retention pond questions and mosquito control questions; there was also a discussion of amenities and building phases. **Ms. Musselman** asked if Mr. Milligan had provided any preliminary estimates on the costs of such a project; she felt that it would be quite expensive. **Ms. Price** said the community anticipated that would be the case and **Chair Slater** said she felt that a million dollars is reasonable to spend on a park if it is done right, and also that the cost was high due to meeting County specs. There followed a review of the history of the park concept. **Ms. Musselman** suggested that she talk to Parks & Rec to get a ballpark estimate, noting that there needs to be a discussion of funding sources after the budget work is done. **Ms. Ermirio** wants a breakdown in order to prioritize; **Ms. Musselman** noted that will come after the RFP process. **Chair Slater** disputed the need for RFP and referenced the cost to do one. **Ms. Ermirio** discussed the reasons for this (economies of scale): **Ms. Musselman** offered an approach of designing in full and building in phases, based on prior experiences. **Chair Slater** suggested the possibility of taking the matter back to the community and having a separate MSBU to fund it. Further discussion ensued on this topic.

[Technical issues regarding the recording were resolved and the meeting recording resumed from this point.]

There followed a discussion of park usage, including comments on which materials are best for paths, etc. **Mr. Paine** voiced some questions about the Parks & Rec memo and was advised that this meets their internal system for tracking costs. **Ms. Musselman** provided additional information about specific usage of monies. The discussion of budget matters continued.

**Chair Slater** asked Ms. Ermirio to undertake creation of an article for "News and Views" about progress on the parks.

Public Safety/Health, Pedestrian/Bikeways, FireWise Community, Cove Connector

**Ms. Chattinger** began with public safety, specifically the count of calls to EMS; Chief Didio will bring statistics with him to the next HOA meeting. Regarding Pedestrian Bikeways and Cove Connector, **Ms. Chattinger** noted that the last event raised in excess of \$700. She also noted that Mr. Benson will be donating \$100 from each closed house sale for beautification projects; he also brings new residents to the Brunch to become acquainted with the community.

The next brunch date will be April 19<sup>th</sup>, and in two weeks, on March 14<sup>th</sup>, the group will be helping out the CraftiGirls, selling hot dogs from 8 am to 1 pm at their garage sale event. The Family Tree program will also be launched in March; the HOA will provide the memorial brick for the base of tree.

**Ms. Chattinger** mentioned that she and Ms. Ermirio are going out on Tuesday to look at locations for where these trees can go. **Mr. Leach** had a number of questions regarding these trees, including the siting and the type of tree being proposed. **Ms. Chattinger** suggested they would be using Royals, which are native and self-cleaning, fast-growing. **Mr. Leach** noted that at the Pavilion, it would be good to piggyback with the contractor for the same kinds of trees being ordered for the other project, and asked if there was a firm price yet? **Ms. Chattinger** said she had been quoted \$150 each to deliver and plant; the cost of the brick is \$35. Quantity discount pricing was also discussed.

**Ms. Chattinger** next reported that she had submitted a grant proposal to Smugglers to cover the cost of a couple of brunches, so that all proceeds from the event could be dedicated to community use. Regarding FireWise, she noted that a grant was submitted by Steve Miller for \$10,000 for education and support: signs, educational material. Steve also will try to arrange bringing over fire trucks and the station dog as a treat for kids and citizens at the April brunch.

Ms. Chattinger stated that she will look into a getting a ROW permit; she asked if anyone was already familiar with the process; it was suggested that Ms. Musselman could provide guidance. **Chair Slater** indicated that the median is parkland in addition to the part that is right-of-way. Further discussion ensued on these questions on permits, for instance, whether the requirement is for one for the project, as opposed to one for each entryway. **Ms. Musselman** suggested there should just be one permit for the project as a whole; with regard to the exact positioning of the trees, she suggested that the group submit their plan and comments would come back about the proposed positioning of the plantings in relation to the curb or street.

**Chair Slater** asked for guidance on how to handle the cost of the ROW permit, beginning with asking about the amount that would be required which turned out to be \$90; **Ms. Chattinger** said the fee could come out of Cove Connector, and the Chair noted that there is also CCT money available. **Guest Jack Paine** asked Ms. Ermirio about the plan for the landscaping around the lift station, specifically getting that to Ms. Musselman for utility approval. **Ms. Musselman** noted that the intended plantings can't be taller than four feet and must be four feet away from the fence. Further discussion ensued.

**Ms. Musselman** then addressed the water quality samples, noting where they were being collected and stating that the County is testing for substances including nitrogen, ammonia, nitrates, total phosphorus, phosphate and fecal coliform bacteria. She noted that there will be an electronic copy of the report and she discussed the costs of this report being converted to a database.

**V. NEW BUSINESS**

*None.*

**VI. PUBLIC COMMENTS**

**Ms. Price** asked about the community signs which were intended to be located near the new entranceway signs, noting that Jim Benson had been in charge of that project and wondering who would be taking that on. **Chair Slater** said she had talked to Susan Faust, a possible replacement for Mr. Benson; this also needs to be presented to the HOA. **Ms. Price** doesn't want it to be lost in the shuffle, as it is important to many on the committees. **Mr. Leach** suggested also posting the open position in the "News and Views" once he officially resigns.

**VIII. STAFF COMMENTS**

**Ms. Shao** requested that the Chair ask Jim Benson to submit his formal resignation so that his seat can be advertised.

**VIII. MEMBER COMMENTS**

**Ms. Chattinger** and **Ms. Price** both reported that they will not be at the next meeting.

**IX. NEXT MEETING**

The next regular meeting of the **South Gulf Cove Advisory Committee** is **Wednesday, March 25, 2009** from 9:00 a.m. until 12 noon in the **Growth Management Conference Room (B-207)**.

At 11:44 a.m. **Chair Slater** stated: There being no further business to come before this committee, I declare the meeting adjourned.