

MEETING MINUTES
JOINT PIRATE HARBOR S&D AND WATERWAY UNIT ADVISORY COMMITTEES
July 31, 2014 – Joint Meeting
2:00 P.M. – Murdock Administration - B106 Conference Room

- Attendees:** Homer Fleming, Kenneth Ice, Dennis McCulloch, Lester Patzer, Van Stockwell, George Taylor and LeRoi Yaffey
- Absent:** Charles Gertner (excused), John Hynes (excused), and Catherine Taylor (excused)
- County:** Mike Dallenbach, Dawn Harrison, Matt Logan, Venkat Vattikuti, Dan Quick, Gregg O'Connor, and Sandy Wright
- Guests:** Sign-in sheet attached

The meeting was called to order at 2:08 p.m. A roll call was taken. A quorum was present.

County staff was introduced.

The meeting notes from May 8, 2014 for the Street & Drainage MSBU were unanimously approved as written and the minutes from May 15, 2014 for the Waterway MSBU were unanimously approved as written.

Citizen Input:

- None

Old Business:

- Landscaping/Signage – Mr. Diserio from Dave Jones and Associates, the consulting firm hired to design a landscape plan for Pirate Harbor gave a presentation on the conceptual landscape plan. The Plan is a mid-level plan that can be adjusted up or down depending on what the decisions of the Committees. The Plan shows a mix of plants using natives and non-natives that provide a mix of colors. There are 2 drainage issues that were taken into account that will need to be addressed. The purpose of this design was to start putting together a plan to enable a cost estimate to be created. As shown the plan is estimated to cost approximately \$105,000. Mr. Diserio suggested the Committee have discussions regarding cold sensitive trees and plants. Examples of palm trees and plant species shown in the presentation were to give the members ideas. The cost of maintaining the landscaping will need to be taken into consideration; after the plants are out of warranty the MSBU will be responsible for funding the maintenance. There is reclaimed water within reach that would have to be coordinated with CCU. The signage in the presentation was only a suggestion and would be up to the Committee to decide. There was discussion regarding types of plants that could be used. The consultant tried to give a variety of species at a cost that would be acceptable to the community. The speed limit will play a role in the type of plants that can be planted. Mr. Taylor asked for this firm to incorporate a drive that crosses the median to allow access for the tanker truck that services the area; some sort of a of drive can be installed to cross the median. There was discussion regarding where the funding would come from. Copies of the draft proposal were handed out to the members and citizens to review. Mr. O'Connor stated that the POA can maintain the landscaping after the one year warranty period ends by getting a memorandum of understanding agreement between the POA and the County. Maintenance costs cannot be estimated until the plants are selected. A rough estimate based on the presentation would be on the high side at \$25,000. There will be a water and power bill associated with the reclaim water for the irrigation system. The MSBU would be charged for indirect charges when the project is put out to bid. The cost is a percentage of the total. Ms. Harrison will get that percentage and report back. Lighting was not part of the request; however it can be added. There was discussion regarding options for lighting. The plan can be done in phases or the Committee can take out a loan.

JOINT PIRATE HARBOR S&D AND WATERWAY UNIT ADVISORY COMMITTEES

July 31, 2014 – Joint Meeting

Page 2

- Golf Cart Ordinance – Mr. Vattikuti distributed a handout regarding the golf cart ordinance. 51% of the lot owners in the community would have to agree to the golf cart ordinance before it is presented to the BCC for approval. This has been done in other communities with a petition that is signed by the residents then taken to the Board of County Commissioners for a public hearing. Mr. Vattikuti suggested that this be done during peak season at a time that most residents are here for signatures and available to address the board. Ms. Harrison can be contacted with any questions concerning the process. The cost to modify the ordinance is very minimal. Signage would be required. Multiple lot owners' votes would be counted 1 vote for each lot they own. The Committee agreed to go forward with recommending a new ordinance. Mr. Taylor made a motion to give this back to the POA to create a petition; the motion was seconded by Mr. Yaffey and passed unanimously.
- Dredging – There is a contract with Coastal Engineering to dredge 2300 feet of the channel. Sea Grass was found in the proposed channel area. Mr. Logan stated he will attempt to schedule a pre-application meeting with DEP during the month of August to get an idea of what the mitigation may entail. The meeting will help County staff to generate some ideas and strategy of what will be required for obtaining the permit. Mr. Logan will follow up with Mr. Mopps regarding speaking with Coastal.

Citizen Input:

- Question was asked if the Aquatic Preserve is part of DEP. It was stated that the entire mitigation was less than 4 acres in the middle of Lemon Bay. The dredging cannot be included in the mitigation because it is the first time that it's proposed and it is considered new dredging. After the dredge is complete then it would be considered maintenance dredging and could be included in the future.

New Business:

- Financial Reports – The 9 Month Actual report were distributed for review and discussion. Ms. Harrison explained the report.
- There was discussion regarding a change in the assessment. The Waterway rate was lowered at the last meeting from \$385 to \$175. A mailing would be required to increase the Street & Drainage rate. It currently collects \$19,000 per year. It is a small community and the assessment rate is not adequate to maintain or improve the infrastructure. There was discussion regarding what the rate should be Mr. Patzer made a motion to increase the Street & Drainage rate to \$150 per year; the motion was seconded by Mr. McCullough and passed unanimously. A loan for landscaping can be received after the rate increase is approved. The next step is a solicitation letter to be mailed to all owners. Ms. Harrison will work with the Street & Drainage Advisory members to create a letter to be mailed out as soon as possible.

Citizen Input:

- Mr. Leonard - The cost analysis that was just presented should be looked at because the \$100 assessment increase will not be enough to cover the \$25,000 per year to maintain the proposed landscaping based on what he saw today. Ms. Harrison stated the project can be done in phases.
- Mr. Nilsson - Wants to know what other MSBU's pay the same amount in assessments. Larger communities have a larger pot of money to do maintenance and take on additional projects. Is there a way to be more aggressive with the assessment rate increase? There was discussion regarding a higher increase may cause the community to vote against it. Once the rate is increased and after the landscaping project is complete and paid for, the committee can keep the rate higher to accomplish additional projects. There may be a permit required to address the drainage issues related to the landscape project.
- Ms. Fleming - By increasing \$100 and if it is not decreased later, more funding will continue coming in. She stated that \$100 may not be a lot to some; however it may be to others.

JOINT PIRATE HARBOR S&D AND WATERWAY UNIT ADVISORY COMMITTEES
July 31, 2014 – Joint Meeting
Page 3

- Mr. Kiburz – Expressed concern that it may be difficult for people to see what is happening and it may be hard to get agreement. Mr. Kiburz believes that it would be better to go ahead with the assessment increase as is and after the true estimates are in, ask for an additional increase later. The project can be scaled back in order to keep from a second assessment increase. The committee agreed to keep the assessment rate the same as they voted on.

Open Discussion:

- Mr. Ice talked about the fill that was used to fill in the drop offs and it looks terrible. It should have been sodded or seeded after it was done. This was a county wide project that was done due to the complaints from residents regarding drop offs on the sides of the roads.
- Mr. Yaffey suggested in the future the MSBU be made aware of that kind of project before it is done because he doesn't feel this area benefited by it.
- Mr. Yaffey stated there is a street light at the back entrance that needs to be turned back on. He was advised to contact FPL.
- Mr. Ice complained about the water pressure in the area. He was advised to contact CCU.
- Mr. Yaffey stated there are people in Pirate Harbor that have boat ramps on their lots and there are a lot of boats being launched. He asked if this can be minimized. Lot owners cannot be told they can't launch their boats; however mangroves cannot be cut down to put in a boat ramp without a permit. If citizens want to complain, they should contact the Code Compliance Department.
- There was discussion regarding a stop sign at the last meeting that has not been addressed. Ms. Harrison reported it to Sign and Marking and will follow up with them.
- Mr. Taylor started discussion regarding a resident back in 2008 who was fined for illegal dumping on Jean Lefitte. The MSBU was charged and paid for the trash pickup. The case has been settled and the owner never reimbursed the MSBU. Mr. Taylor asked the Committee if they want to continue to pursue getting reimbursed or leave it alone. Finance would be responsible for following up. The resident paid \$200 to someone but the \$2800 that the MSBU was charged was never refunded.

The next S&D meeting is scheduled for Thursday October 23, 2014 at 10:00 a.m. and the next Waterway meeting is scheduled for Thursday September 4, 2014 at 10:00 a.m.

Meeting adjourned at 3:53 p.m.

Submitted by:



Sandy Wright
Public Works Department

CHARLOTTE COUNTY
PUBLIC WORKS DIVISION
JOINT PIRATE HARBOR S&D AND WATERWAY ADVISORY COMMITTEES
ATTENDANCE ROSTER

MEETING DATE: Thursday, July 31, 2014

MEETING TIME: 2:00 P.M. – Public Works Conference Room

**INFORMATION SUPPLIED ON THIS FORM BECOMES
PUBLIC RECORD**

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