

# **Osprey Revitalization Committee**

## **Minutes of the February 25, 2008 meeting**

A meeting of the Osprey Revitalization Committee (ORC) was held Monday, February 25, 2008 at 6:30 p.m. at The Osprey Inn, South Tamiami Trail, Osprey.

### **Members Present:**

Jay Leland, Chair  
Richard Noyes, Vice Chair  
Sandy Keith  
David Mitchell  
George Dellos  
Peter Wilson  
Jonathan Patrice

### **Staff Present:**

Laura Semenech – Planning Services  
Brenda Canales – Planning Services  
Vickie French – Neighborhood Services  
Lisa Nisensen – Smart Growth - Planning Services

### **Members Absent:**

Loni Buchner

### **Others Present:**

N/A

### **Welcome and Introductions**

Chairman Jay Leland called the meeting to order at 6:41pm. He thanked everyone for being here and the Osprey Inn for their patronage and the contribution of the meeting space. He also encouraged everyone to visit the establishment often and utilize them for any future function needs you may have. The Chair initiated a round of introductions, which included committee members, members from the county, and visitors from the area.

### **Approval of January 28, 2008 Minutes**

The minutes were amended with the following changes:

- David Mitchell: Page 1 from; “**spoil is to be dumped**” to “**spoil was to be dumped**”
- Rick Noyes: Throughout the form; from; “**principal**” to “**principle**”
- Peter Wilson: Page 5 from **They have**’ been urged’ to “**The developer has been urged**”
- Sandy Keith: Page 6 from; **Monday, February 25 2:30pm and Monday, March 31 6:30pm to Monday, February 25, 6:30pm and Monday, March 31, 230pm**

David Mitchell made a motion, seconded by Sandy Keith to approve the minutes as amended. Motion passed unanimously.

Sandy Keith commented on the length of the minutes in the past; she appreciates the detail of the minutes, and suggests they can be reduced. Jay Leland concurred.

## **Redevelopment Presentation**

**Lisa Nisenson, Sarasota County Smart Growth**

Lisa explained that the county's planning group is turning its focus to redevelopment, and that some of these efforts include examining environmental impacts and how to make greener decisions. She stated she would like to gather input from the Osprey Revitalization Committee on several redevelopment planning efforts for the future.

By way of background, Ms. Nisenson shared her experiences as a citizen activist in Arlington, Virginia, and introduced her book about smart growth development.

During the presentation, Richard Noyes asked if the information presented was stated correctly – that the size of the lots in certain redeveloped areas is 3,500 sq. ft. Lisa responded yes or close to it, but not in all cases. A mix of uses, smaller lots, more convenience and build up is the thought process.

Lisa then stated that there is a cost of doing nothing. A single family housing division may seem less costly than high quality development in the region. However, there are environmental and economic costs associated that must be considered. Items such as: roads, utilities, stormwater, and even sidewalks are paid for in most part by taxpayers.

Lisa summarized that redevelopment is a way to more efficiently use the things we already have. To that effect, the County will be paying more attention to the detail of the quality of the plans that are received. Development partnership opportunities, such as Charrettes, will be used to get a community perspective, and to ensure that everyone has a place at the table.

Chairman Leland opened the floor to questions.

Carmen Bass stated that at the last meeting, Peter Daily spoke of the Tamiami Trail widening using words like eminent domain and greenspace, and is uncomfortable with the wording. Lisa's response is that we can take away what the greenspace is for and what functions they propose.

Ted Bauer asked where Ms. Nisenson's data came from. Lisa cited several sources, including Dr. Arthur C. "Chris" Nelson, of Virginia Tech. She stated that she would send links of some of his work to committee members and guests. Mr. Bauer spoke of Willow Bend, mentioning that people are disappointed with how things turned out: parking is not right, the streets were not done correctly, and the clustering wasn't right. Lisa responded that these types of comments are what the County will be examining when approving redevelopment of certain areas

Don Wise asked several questions pertaining to redevelopment and gentrification. He also inquired as to how citizens can make an area sound, stable and secure. Finally, he wanted to know how citizens could get the County to understand that there are already designated areas for a specific use and was unsure why the County continued to add new uses.

Ms. Nisensen stated that Mr. Wise had valid questions and answered that there is a real cost of land sitting, while not generating uses that are needed. She gave the example of stormwater, and how citizens could be forced to pay twice. She acknowledged that the question topics can become very sensitive, yet quality redevelopment can answer some of these questions. She emphasized that a person voicing their opinion in the beginning rather than after the fact is very important.

Richard Noyes stated his concerns about developers making bad decisions and gave an example of Bay Street Village's inability to sell condos. He additionally asked how to manage construction and long term maintenance in operations, stating that there is a longer term of maintenance that goes on once you build a community. Lisa explained that even while adhering to the plan that everyone agreed to, with all the attention paid to installing smart growth and new urbanism, we sometimes forget about the operations manual and what it takes to keep it going. The County is undertaking efforts to eliminate such problems in development.

David Mitchell spoke on two potential customers we need to focus on, those that are here now and those who might be coming in the future. The two may clash, so he asked how a planning authority plans for what is coming. Lisa responded that we should be asking what are the fundamentals we all share, what makes a good place, and what do we need on a daily basis? These answers help to define a place and a plan. Bibi Knauf agreed and stated a change of cultures and the style of families today determines what is coming. George Dellos questioned how demographics changes so rapidly, how can you determine today, which way we are driving this community for the future? Ms. Nisensen's response is the one thing that is becoming evident; we are planning for the larger graphic population.

## **New Business**

### **Bay Street Traffic Concern**

Mr. Lee Hansen, who lives on Glenwood Street, shared his concerns about traffic flow and access roads created by the median on Bay Street that runs from 41 to old Venice Road, and the inability to make u-turns due to the width of the road.

He asked why the medians came prior to the road widening and also mentioned the 15 year old oak trees the County planted that are now gone. George Dellos also iterated concerns about emergency vehicle access.

Discussion continued around concerns with medians and traffic flow. Richard Noyes proposed a request through County staff member Laura Semenec, that at the next meeting, a representative from Transportation be present to answer these types of questions.

Ms. Semenec responded that the County does review plans for emergency access, and that she would coordinate a representative from Transportation to speak before the committee.

Chairman Jay Leland commended Mr. Hansen on the job he has done to get attention toward this concern.

Referenced email to Jon Thaxton was originated by Mr. Proctor, Lee Hansen's neighbor.

### **Old Business**

#### **Bus Stop Seats**

David Mitchell asked about the status on bus stop seats. Jay Leland responded that he had no new information at this time.

#### **South Bay**

Jay Leland asked about the plans for the spoil on South Bay. George Dellos read a short paragraph describing the outcome of a board hearing on February 20, 2008.

#### **Population Information**

Richard Noyes asked about information regarding the size of the year-round population. Sally Rackey referred him to several internet sources with valuable statistical information. The numbers were 4,500 – 5,500 in 1998 and estimated now at 5,000 – 5,500. This covers the 34229 zip code; North Casey Key; and the Oaks.

#### **Petitions Update**

Chairman Leland stated that he had invited Dr. Patel and Peter Dailey to the meeting to review their petitions, however, both were unable to attend and will be added to the March agenda.

### **Public Comments**

Sandy Keith asked for the results of RZ 07-17 and RZ 07-26 (property on the waterfront and Bay Street Village). Both petitions were recommended by the Planning Commission and RZ 07-26 was heard by the Board of County Commissioners on February 12, 2008 and RZ 07-16 was heard on February 19, 2008. Both were approved.

### **Comments from Committee Members**

Peter Wilson asked about an update on the library. Jay Leland stated he preferred not to comment at this time. David Mitchell stated that the Friends of the Library Committee are looking at things that might be relevant.

Richard Noyes stated that last July a review of the projects that were consistent with the Revitalization Plan was made, and in summary, stated that the committee has done what they were empowered to do, except for the Waterfront project. He stated that because the committee has addressed all of the items charged to it in the plan, at what point does the ORC sunset?

Laura Semenek verified that the ordinance sunset date is Dec. 7, 2009. This encouraged discussion on the creation of a new entity to supersede the ORC, such as the Osprey

Community Association or Osprey Civic Association. She also explained that the committee can ask to sunset earlier, if everything in the ordinance is complete.

Bibi Knauf asked if Nokomis had an association and Sandy Keith replied that they have a civic association – SCAN (South County Alliance Neighborhoods) and it is run by John Ask.

Sally Rackey stated that as the ORC, the committee is constrained by sunshine laws and would not have these constraints as a civic association.

Mary Perry added that they already have a loosely formed community association and information is spread by word of mouth. Jay Leland expressed his concerns from an ethical standpoint to reach beyond the charter of this committee in addressing issues that are not related to the Plan.

Richard Noyes mentioned that furtherance of this discussion would be subject to a community vote, and therefore, should be on the agenda for the next meeting.

### **Adjourn**

George Dellos made a motion, seconded by Richard Noyes, to adjourn at 8:12pm. Motion passed unanimously.

### **Future Meeting Dates**

Monday, April 28, 2008

2:30 p.m.

The Osprey Inn

Monday, May 19, 2008 (Evening)

6:30 p.m.

The Osprey Inn