

Osprey Revitalization Committee

Minutes of the April 28, 2008

A meeting of the Osprey Revitalization Committee (ORC) was held Monday, April 28, 2008 at 2:30 p.m. at the Osprey Inn, 1660 Tamiami Trail, Osprey.

Members Present:

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

Staff Present:

Laura Semenec – Planning Services
Brenda Canales – Planning Services

Others Present

Bruce Dillon–Chair, Nokomis Revitalization Cmte.
Peter Dailey – Agent, Dailey Design Group
Stephen Rees Sr. – Attorney, Icard Merrill

Members Absent: N/A

Welcome and Introductions

Chairman Leland called the meeting to order at 2:35 p.m. A round of introductions initiated.

Approval of the Minutes from March 31, 2008 and April 16, 2008

Corrections noted by the Chairman and minutes for both meetings were approved with modifications.

New Business

Meeting Space

A discussion was held regarding the committees' alternatives for future meeting times and places. Staff advised the committee they can meet bi-monthly or quarterly if they wish. It was determined that the ORC will continue holding monthly meetings. Daytime meetings will be held at Spanish Point and evening meetings will be held at the Osprey Inn. The next regular meeting is scheduled for Tuesday, May 27, 6:30 p.m. at the Osprey Inn.

Outside Sales at Wal-Mart

Mr. Noyes met with Dan Houston, Store Manager, on April 11th. Mr. Houston understands that Wal-Mart has approval to hold four outdoor sales per year. Mr. Leland will forward to planning staff correspondence between Osprey members and Commissioner Thaxton regarding this matter. Ms. Semenec agreed to review the correspondence and follow up with County staff regarding this issue.

Old Business

Zoning Ordinance Amendment – Option “C” and Waterfront Revitalization Area Rezoning Requests

Mr. Noyes led a discussion regarding the proposed zoning ordinance amendment and the Patel property rezone request. The committee discussed their opinions and concerns.

Mr. Rees elaborated on what options his client, Dr. Patel, may have if his 5.5 acres are zoned CG, then answered the Committee's questions and responded to their concerns.

Mr. Rees summarized what his client is requesting: presently, they have requested a continuance from the Planning Commission to allow the Osprey Revitalization Committee to consider the endorsement of Commercial General (CG) zoning for the entirety of the petition area. The present petition only includes a request for CG zoning on the portion of land along U.S. 41. .

In addition, Mr. Peter Dailey's clients are seeking a rezoning on their portion of land within the Waterfront Revitalization Area boundaries to RMF-2, which includes a total of 35 condominium units, 5 town homes fronting West Bay Street, and one three story building at a possible height of 35 feet with 30 units.

MOTION: That the Osprey Revitalization Committee is likely to favor a plan for this property that involves rezoning to CG. Peter Wilson made the motion and Lonie Buchner seconded. Discussion continued around the wording and motion was withdrawn.

MOTION: In relation to Dr. Patel's property, the Osprey Revitalization Committee endorses a rezoning to Commercial General. David Mitchell made a motion, Rick Noyes seconded. Committee vote: 6 in favor and 2 against; Mr. Leland and Mr. Wilson dissenting. The motion carried.

Mr. Dailey additionally asked for the Committee to support Rezone Petition #08-07, as represented by him, to rezone existing RSF and RMF-1 to RMF-2 over the entire 4.5 acres, to allow up to 40 units. The site plan is specific to 32 units, but this is not a binding site plan. Current plan shows 9 units per acre and shows 100 feet of waterfront.

MOTION: The Osprey Revitalization Committee endorses the applicant's request in Rezone Petition 08-07 as submitted and dated 04/01/08 with the stipulation of 100 feet of waterfront access to be included in the binding site plan. Mr. Buchner made the motion and Mr. Noyes seconded. Committee vote: unanimous. Motion carried.

Public Comments

Jean Reagle raised questions in regards to the sale of the 10 acres belonging Tinely Studios. Committee members confirmed this was only one acre (10,000 sq.ft.) and they believe the tenant moved back in.

Norma Martin requested verification of the date and time of the next meeting. The next meeting is scheduled for Tuesday, May 27th, 6:30pm at the Osprey Inn.

MaryAnn Perry expressed her concerns of a rezone to CG which will be opening up opportunity for changes in development.

Comments from Committee Members

Community Library Initiative

Mr. Noyes reported on the very successful library book sale event that was held on April 19, at Spanish Point. They made \$2,500 of which \$1,000 was in monetary donations. This is seed money in support of the efforts to have a library in Osprey and will go to the Friends of the Mid-County (Osprey Public) Library. Mr. Noyes thanked all who participated and the support from the community.

Florida Scenic Highway

Ms. Keith gave an overview on the Florida Scenic Highway meeting she attended on April 26, which included a presentation on the Tamiami Trail Scenic Highway.

ORC Annual Report to the County Commissioners

Mr. Leland will put together a presentation summarizing the 2007 – 2008 year. The Committee will be allotted 15 minutes at the Board of County Commissioner's (BCC) meeting regarding the ORC's annual report. Requests can be made of the BCC and information can be requested regarding any outstanding items included in the Osprey Revitalization Plan.

South Bay and Blackburn Point Park

South Bay residents continue working with County staff regarding Blackburn Point Park. An improved plan will likely emerge that includes sufficient barriers for privacy and provides security for homeowners. Agreement has been reached regarding a smaller boat trailer parking area, the removal of the playground and possibly picnic areas, and a consensus has been reached concerning the issue of a left turn lane which is necessary to enter into the park.

Fifth/Third Bank

Ms. Keith updated the Committee regarding Fifth/Third's plans for a bank on the parcel located in front of Bay Acres . Current plans include a proposed entry access into the bank from Bay Acres Avenue. Bay Acres residents are concerned about the proposed access.

Adjournment

Mr. Noyes made a motion to adjourn and Mr. Wilson seconded the motion. There being no further business, the Chairman adjourned the meeting at 4:44 p.m.

Calendar Updates

5/27/08 –Osprey Revitalization Committee Mtg. – Osprey Inn, 6:30pm

6/13/08 –BCC Meeting, Zoning amendments proposed to the board, North County
Admin Bldg, 1:30pm

6/19/08 –Requested Continuance of the Rezone Petition –Planning Commission Meeting,
North County, 6:30pm

06/30/08 – Osprey Revitalization Committee Mtg. – Spanish Point, 2:00pm

7/23/08 – BCC Meeting – Zoning Amendment 25, Final Adoption, Admin. Bldg.,1:30pm

8/26/08 – BCC Meeting - ORC Annual Report to the Board, Admin. Bldg., 9:00am