

Osprey Revitalization Committee

REVISED Minutes of the September 2, 2008 meeting

A meeting of the Osprey Revitalization Committee (ORC) was held Tuesday, September 2, 2008 at 2:30 p.m. at Historic Spanish Point, Osprey, Florida.

Members Present

Jay Leland, Chairman
Richard Noyes, Vice Chair
Lonie Buchner
Peter Wilson
Sandy Keith
George Dellos

Staff Present

Chris Kohatsu – Neighborhood Services
Jane Grogg – Neighborhood Services
Brenda Canales – Planning Services

Others Present

Stephen D. Rees, Sr.
Ron Sivitz
Emma Dietrich, STAR candidate

Absent

David Mitchell*

** due to Committee bylaws, tardy arrivals are marked absent*

Welcome and Introductions

Chairman Leland called the meeting to order at 2:31 p.m. He stated the format of the meeting would change slightly with the presentation of Rezone Petition 06-07 being the first order of business. A round of introductions initiated.

Approval of Minutes – July 28, 2008

Minor corrections were discussed and the minutes were unanimously approved.

New Business

RZ 07-06 Presentation by Stephen Rees and Ron Sivitz

Mr. Rees gave a synopsis of the events that lead up to the current status of the petition requesting a rezone of the entire property to CG (Commercial General). Mr. Rees stated that because this is a substantial change from their previous application, they have committed to re-starting the rezone process from the beginning.

During the presentation the floor was opened to questions from committee members.

Mr. Rees stated they will be looking for a building height increase from 35 feet up to, but not necessarily, 57 feet. Fifty-seven feet is currently stated in the Plan as the height limit on multi-family development. Mr. Rees emphasized: “there is no height limitations presently for buildings that are non-residential.”

Mr. Sivitz aided in presenting elements of the newly revised plan. He stated the new plan was presented to neighboring property owners at a workshop the week prior.

In response to Mr. Buchner’s question regarding the height of the proposed facility, Mr. Rees stated: “We have advised staff that they would be proffering as a stipulation to the rezoning approval that no portion of the building would exceed the permissible 57

feet, which is the maximum cap in the Osprey Plan. The highest point of the building would not exceed 57 feet.”

Mr. Wilson then asked: “Did I understand you to say that the maximum height would be 57 feet?”

Mr. Rees answered: “you understood correctly.”

Mr. Wilson replied: “that is different than what was proposed in Special Exception 1646, which states 57 feet to the mid-point of the roof.”

Mr. Reese replied: “that is the definition of height in the zoning code, so depending on how this gentleman designs the roof, the mid-point is where they measure the height, the roof to the peak, might be another 6, 8, 10 feet.”

Mr. Sivitz then clarified that: “on a peak roof you are allowed 57 feet to the mid-point. If you have a flat roof, you have your maximum height to the flat point of the roof, with a few exceptions; elements such as elevator shaft, decorative cupolas, stair access and mechanical items are allowed to go over. Powerpit walls or railings are allowed to exceed a certain height above it.”

The Chairman then opened the floor for public comment.

Jean Reagle, Norma Martin and Ted Baur raised questions in regards to the slope, depth and elevation, and if property owner Richard Perrone would consider joining the petition. Mr. Rees responded to these questions and stated he has been in talks with Mr. Perrone.

David Merrill voiced concerns about rezoning to CG and possibilities for the future. He asked the committee to reconsider their recommendation to support commercial general zoning.

Annual Report to the Board of County Commissioners

Ms. Kohatsu provided a draft copy of the staff report to be sent to the Board of County Commissioners prior to the committee’s presentation on Sept. 23. She asked the Committee to select someone to give the presentation. The members asked Mr. Leland to do the presentation and he agreed.

New Business

Mr. Leland announced his resignation and left the meeting. The meeting was turned over to the Vice-Chairman. The floor was open to nominations for the position of Chairman.

Mr. Buchner nominated himself for Chairman. Mr. Mitchell seconded the nomination. Mr. Dellos nominated Mr. Noyes for Chairman. Mr. Wilson seconded the nomination.

Both gentlemen discussed their interest, experience, and willingness to serve as Chairman. The members then voted: 2 (Mr. Buchner and Mr. Mitchell) in favor of Mr.

Buchner, and 4 (Ms. Keith, Mr. Dellos, Mr. Wilson, and Mr. Noyes) in favor of Mr. Noyes. Mr. Noyes was elected Chairman.

Mr. Wilson motioned for Mr. Buchner to serve as Vice Chairman and Ms. Keith seconded. Motion passed unanimously.

Comments from Committee Members

Mr. Wilson presented a brief update on Bay Street Village.

Mr. Noyes gave an acceptance speech.

Adjournment

There being no further business, the motion to adjourn was moved at 4:50 p.m.

Calendar of Events

Tuesday, September 23

- Annual Report to Board of County Commissioners – R. L. Anderson South County Bldg., 9:00 a.m.
- Appointment of Emma Dietrich

Monday, September 29 – Osprey Revitalization Committee Mtg. – Spanish Point, 2:00 p.m.

Saturday, October 11 – Osprey Annual Community Clean-Up

Tuesday, October 14 – Board of County Commissioners Meeting – Appointment of one (1) member to the Osprey Revitalization Committee

Tuesday, October 28 – Osprey Revitalization Committee Mtg. – Osprey Inn, 6:30 p.m.