

Osprey Revitalization Committee

Approved Minutes of the March 31, 2008 meeting

A meeting of the Osprey Revitalization Committee (ORC) was held Monday, March 31, 2008 at 2:30 p.m. at The Osprey Inn, South Tamiami Trail, Osprey.

Members Present:

Jay Leland, Chair
Richard Noyes, Vice Chair
Lonie Buchner
George Dellos
David Mitchell
Peter Wilson

Staff Present:

Adriana Trujillo-Villa – Planning Services
Brenda Canales – Planning Services
Paula Wiggins – Transportation Services

Members Absent:

Sandy Keith
Jonathan Patrice

Others Present:

N/A

Welcome and Introductions

Chairman Jay Leland called the meeting to order at 2:37 pm. He thanked everyone for their attendance and the Osprey Inn for their patronage and the contribution of the meeting space. He encouraged everyone to visit the establishment often and utilize them for any future events. A round of introductions was initiated.

Approval of February 25, 2008 Minutes

The committee discussed the detail and format of the minutes. It was suggested to summarize key decisions and recommendations, rather than transcribe conversations.

David Mitchell made a motion, seconded by George Dellos to approve the minutes as discussed. Motion passed unanimously.

Old Business

Paula Wiggins, Manager, Sarasota County Transportation, addressed concerns regarding access to Glenwood Avenue from Bay Street, specifically emergency vehicle access. Ms. Wiggins explained that this design is part of an existing approved ordinance by the Board of County Commissioners (BCC) and in the future, Bay Street will be a four lane road. She emphasized that Glenwood Ave. was not overlooked in the planning of Bay Street improvements.

Ms Wiggins answered questions from the audience.

Rick Noyes commented that he discussed emergency access issues with Fire Station #14 and stated that they do not have an issue with the median, but they do have a concern with the lack of street signage for Glenwood Ave.

The Committee made a formal recommendation to the County to add a street sign at Glenwood Avenue.

Discussion continued regarding median closings and concerns of business owners regarding impacts to their businesses. Ms Wiggins responded that engineers consider the safety and well-being for everyone as streets are designed, however not all impacts can be alleviated.

A question was brought up about the requirements for the medians. Ms. Wiggins clarifies that it is not the number of dwellings, but it depends on the development and spacing requirements of the road. Concerning the justification of an opening, the distance of a full median opening and/or signalized opening is ½ mile spacing and directional openings require 660ft. As a reminder, the County does not have jurisdiction over US 41, it is FDOT's jurisdiction.

The widening of Bay Street heading east is planned for 4 travel-lanes, as well as a bike lane in the future; it is not in the 5 year CIP program.

New Business

Jay Leland explained that Rick Noyes and he attended a meeting initiated by County staff and Attorney Stephen Rees in regards to the Waterfront Revitalization and how elements of the vision plan can be integrated into the pending petition.

Presentation: 12 Bay Street/Spanish Point Project - Rezone Petition 07-06/ Special Exception 1646 & 1647;

Stephen Rees, Land Use Attorney with Icard Merrill, represents the property owner. This is an application for a zoning change and two special exception use approvals.

Mr. Rees summarized for us the petition which is located on the west side of US 41, the north boundary being W. Bay Street, there are 3 lots 100ft each, with 300 ft of frontage on Tamiami Trail. The property terminates on the south boundary at the Bay View Drive easement the property then proceeds westerly all the way to the bay. The applicant does not own the parcel at the intersection of the Bay and Bay View Drive. The property as assembled exceeds 5 ½ acres; approximately 1 ½ acres are presently zoned CG (Commercial General) with 300 ft of frontage along the trail. The remainder of the site is RSF (Residential Single Family) and RMF (Residential Multiple Family). The future land use classification is Medium Density Residential. The rezone filed includes rezoning from RSF1 and RMF1 to RMF2/PUD to permit a mixed use development retaining the commercial general to add 35 condominium units with five town homes fronting W. Bay Street and one building of 30 units facing the bay.

He asked the committee to take into consideration a recommendation to support Option C and to have the language on the table including not only the Nokomis Revitalization area but the Waterfront Revitalization area within the Osprey plan. Board of County Commissioners will meet in a deliberative session on 4/22 taking all testimonies heard from the first public hearing. Mr. Rees is hopeful the committee will support the proposal to expand Option C to include the Osprey Revitalization area vision plan principles and

send the appropriate communication to the BCC so that during their deliberative session on 4/22 they will have the benefit of the committee's communications and its position on the proposal of Zoning Amendment 25, Option C, to amend section 6.10.3 of the present zoning code.

Mr. Rees would like to return to the April 28th meeting for a follow-up discussion.

Presentation: Bayview Lane – Rezone Petition 08-07

Peter M. Dailey, Agent for the Applicant

Peter Dailey introduced himself as a Consultant with Dailey Design Group. He represents 6 clients that are south of Bayview Drive, not counting the commercial land on the front of US 41 from there to the water front, not including the DeManio parcel or the Kane parcel. In conjunction with Mr. Rees, Mr. Dailey's client wants to provide several types of land uses and make the vision plan principles work with access to the waterfront. Mr. Dailey provided a draft site plan for everyone to follow along during the presentation. The land is currently zoned, RSF1 and RMF1, the applicant is asking for RMF2 up to 9 units/acre. Mr. Dailey emphasizes the importance of endorsing the rezone, once the rezone is complete we will have a set density and then we can incorporate the Osprey vision plan.

Public Comments

Constance Davis provided an update regarding the proposed Osprey Library. She urged Osprey residents to keep abreast. She attended the March BCC meeting where there was a discussion about surtax monies that would partially fund the Osprey library. Priorities are as follows; first to renovate the Gulf Gate library, 2nd to build a library in Osprey in 2010 and 3rd the North Port Library.

Ms. Davis also attended the BCC session regarding the proposed Zoning Amendment and stated that the commissioners were surprised at the requirements that were presented and reiterates that there is a great deal of information in the Zoning Amendment and suggests to thoroughly review every item prior to commenting.

MaryAnne Perry continued with the March 19th BCC meeting discussion showing concern in regards to the rezone to Commercial Marine.

Carmen Bass commented that she remembers past discussions concerning the adoption of Option C with Mr. Rees and we may want to look back into past notes.

Comments from Committee Members

Jay Leland suggested a special meeting be scheduled prior to the next Board of County Commissioner's April 22nd hearing. Decision was made to hold the meeting on Wednesday, April 16th at 1:00pm. Jay Leland will reserve the meeting place; at either the Osprey Inn or an alternate site.

Rick Noyes announced that the libraries steering committee is sponsoring a book sale for the Osprey Public Library at Historic Spanish Point School on April 19th. Mr. Noyes requested that people contribute to the sale and that he will personally pick up the

donations. He encouraged everyone to visit the sale. The monies will go towards the filing of paperwork with the government to become a 501C3 not for profit organization.

David Mitchell was very impressed with the 2 presentations and very encouraged to hear what they were saying and began a discussion around the accommodations, zoning and the future of the waterfront access.

Jay Leland brought up the concerns of retail on the side of the road. Mr. Leland asked if Planner, Adrianna Trujillo-Villa, can assist with the name of County staff to contact in regards to the zoning ordinance. Rick Noyes will follow up on a previous conversation with the General Manager of Wal-Mart, Dan Houston.

Announcements

- Blackburn Point Park meeting– April 2nd at 6:30pm at Pine View School
- Legacy Trail is open and everyone is encouraged to visit. Mr. Leland states concerns in regards to the width of the road and access to the trail and hopes the County will be addressing these issues in the near future.

Special Notes

- Suggested set-up of special meeting on 4/16 should be roundtable which would be more suitable for discussion.

Adjourn

David Mitchell made a motion, seconded by George Dellos, to adjourn at 4:44pm. 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.
TBD