

Osprey Revitalization Committee

Approved Minutes of the April 16, 2008 Special Meeting

A meeting of the Osprey Revitalization Committee (ORC) was held Wednesday, April 16, 2008 at 1:00 p.m. at Historic Spanish Point, Tamiami Trail, Osprey.

Members Present:

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

Staff Present:

Adriana Trujillo-Villa – Planning Services
Brenda Canales – Planning Services
Donna Thompson – Zoning

Members Absent:

David Mitchell
Jonathan Patrice
Lonie Buchner

Others Present:

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

Welcome and Introductions

Chairman Jay Leland called the meeting to order at 1:07 pm. A round of introductions was initiated.

Purpose of Meeting

Committee convened per request of Attorney Rees to make a recommendation to the County Commission endorsing the Zoning Amendment 25, Option C. The committee had not considered Option C prior to this, and has need to be educated prior to any recommendations, so it was agreed upon to hold a special meeting.

Discussion

Donna Thompson gave an overview of Option C within Appendix “C” of the proposed revisions to the Zoning Ordinance which refers to the density requirements for transient accommodations in the Nokomis Revitalization area.

Mr. Stephen Rees followed with a brief explanation on how this would be an opportunity for Osprey to adopt the same requirements that Nokomis is requesting through this zoning amendment. He also explained the intent of his client’s rezone request.

Mr. Bruce Dillon, Chairman of the Nokomis Revitalization Committee, brought to the table the committee’s position on the proposed Zoning Amendment, Option C. Mr. Dillon states that Option “C” is not part of the Nokomis Plan, it is part of the proposed Zoning Amendment only.

Ms. Thompson clarified the original public meeting on March 19th was continued to April 22nd due to time constraints. After reviewing the schedule for April 22nd the Board decided the time allotted would not be sufficient and would again be continued to June 13th. There will be a public workshop on May 8th at the Cattlemen Road Complex for the

public to express their concerns and ultimately the last public hearing will be held on July 23rd for final adoption.

Ms Thompson provided information on the process to amend the Zoning Ordinance; the original language was presented at the public hearing. Subsequent to all neighborhood workshops and meetings that are scheduled, we will develop another matrix with proposals, concerns and suggestions to present at the June 13th public hearing.

As Mr., Rees stated in his presentation at the last meeting, and restated in today's meeting he and his client are requesting the Osprey Revitalization Committee to;

1. Formally communicate to the BCC the commercial land use classification
2. Support the increase in the hotel rooms density

Mr. Rees also express that the committee's action as favorably to the above is instrumental in being able to market the property and find the appropriate developer/operator to make it happen.

The Committee expressed concerns with the zoning of Commercial Marine and height requirements. Mr. Rees clarified that to implement his plan; you could have a hotel in either CM or CG. They do not require CM and can operate in CG - We are not asking, nor do we have to ask for commercial marine. They have not made a choice nor do they have a preference at this time. The intent is they would want to provide for public access and usage, including the public docking.

Peter Daily states his support to what Mr. Rees and Dr. Patel are proposing. At this time, his clients have no interest in a hotel and are looking at medium density-residential only. The two petitions have no internal coordination.

The number of hotels is an issue and how they will affect the area. Mr. Rees states that quality competitors like to be bunched together to compete. The quantity of hotels should not be an issue; it is the type of opportunities for the clientele. A variety of features is healthy for the community

A question was raised on what is the audience's real concern?

Ms. Keith stated her concern is density and traffic. Further discussion continued around parking, access, density and traffic.

Public Comments

Ted Baur states that we need to consider how we handle our decisions in regards to kitchen(ettes)/microwaves now. Because when someone comes forward later, it is possible they will ask for additional items.

Jean Regal asked the question of people that plan to vacation by boat and the length of stay on a dock? Sandy Keith reads from the zoning amendment that transient rule which is less than a month and her concern is that time share fits into the transient definition.

Richard Bradway, Realtor, states their current interest is to preserve the restaurant and in order to properly market the land and get the right mix, they need a good rezoning. What's good for the public and what the County wants is how they are looking at it.

Jean Reagal brings up her concern with ingress and egress on the traffic control on Bay Street. This is a change in the original plans. Mr. Rees clarifies that because it is a state road, access would have to follow FDOT requirements. Until you have a proposed plan that would show the ingress and egress, this cannot be answered at this point.

Comments from Committee Members

Richard Noyes stated his concerns for height requirements and his question to Mr. Rees is; "if we were to say yes to this amendment, how close can you come to say that you will stay within the current height constraints"? Mr. Rees' response is that to properly market the property subject to the current plan and probable zoning, "we are looking for operators whose design will incorporate the hotel, restaurant, and parking, etc. to work within the binding site plan". What type of protection will we receive if it is not on the binding concept plan, they cannot go higher – per Ms. Thompson, zoning requires the builder to show the concept plan and zoning can put a stipulation in the ordinance will not go above the requirements. The only way to get around that is you would have to go in front of the board with another rezone.

Sandy Keith questioned the requirements of the Zoning Ordinance in regards to the comment of a minimum of 100 units to qualify for a restaurant. Donna Thompson will research and get back to the committee members on the actual requirements of the ordinance for CHI.

Calendar Updates

4/22/08 - BCC Meeting (cont'd to 6/13)

4/28/08 –Osprey Revitalization Committee Mtg., Osprey Inn, 2:30pm

**5/08/08 –Zoning Public Workshop – May, 8, 2008 – 2:00 – 5:00pm,
1301 Cattlemen Road Health Department Conference Room**

5/19/08 –Osprey Revitalization Committee Mtg. – To be rescheduled

5/27/08 –ORC Annual Report to the Board – To be rescheduled

6/13/08 –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

7/23/08 – BCC Meeting – Final Adoption, North County Admin. Bldg, , 1:30pm

Adjourn

Jay Leland made a motion, seconded by Sandy Keith to adjourn at 2:47pm.