

Osprey Revitalization Committee

Minutes of the February 9, 2009 Special Meeting

A meeting of the Osprey Revitalization Committee (ORC) was held Monday, February 9, 2009, at the Osprey Inn, Osprey, Florida.

Members Present

Richard Noyes, Chairman
Sandy Keith, Vice Chair
George Dellos
David Merrill
Chris Morrison
Emma Dietrich
Peter Wilson

Staff Present

Chris Kohatsu
Jane Grogg
Brenda Canales
Crystal Allred

Others Present

Steve D. Rees, Sr.
Dan Bailey
Brian Lichterman
Peter Dailey
Ron Sivitz

Welcome and Introductions

The chairman called the meeting to order at 2:05 p.m. and shared a brief overview of the purpose for a special meeting. The committee members introduced themselves.

Old Business

Rezone Petition 07-06, Special Exception No. 1646, proposed amendments to the Osprey Revitalization Plan and Rezone Petition 08-07.

Mr. Rees opened the presentation by acknowledging the property owners in the waterfront revitalization area and thanked the committee for the opportunity to present again. He spoke to the property owner's proposal of a master development plan for the entire 14 acre area and quoted e-mail sent from Mr. Merrill. Mr. Rees submitted a letter from a potential prospect for a hotel, Mr. Kevin Carney of DEC Ventures, LLC. Mr. Lichterman completed the presentation with a slideshow.

Ms. Allred explained the implementation process for amendments to a Critical Area Plan, such as the Osprey Revitalization Plan, and discussed the Comprehensive Plan.

Mr. Dailey presented a modified development plan for Rezone Petition 08-07, which now incorporates the southern two parcels and spoke to the proposal's completion of the 14 acre development concept plan. RZ 08-07 is scheduled to go before the Board of County Commissioners on March 17.

Comments from the Public

Mr. Merrill stated it was important to hear from the public. As such, over 15 speakers addressed comments to the committee. Comments included support for the proposals, as well as criticism of negative emails sent by Mr. Merrill. Topics such as redevelopment, job opportunities, and improvements to the area were stated.

Comments from the Committee Members

Summary of Motions:

Motion 1: The Osprey Revitalization Committee accepts and recommends approval of the proposed Waterfront Revitalization Plan and its incorporation into the Osprey Revitalization Plan with the Conditions for Development Approval, as drafted and presented by County staff on February 9, 2009, with the following modifications:

1. Paragraph 19.A will read: “Within the area designated as Commercial Core, the areas being rezoned to commercial designation shall be expressly limited to use for transient accommodations, noncommercial docks and piers, restaurants, bars and multifamily dwellings, as well as those retail, office and recreational activities that are clearly subordinate and accessory to them.”
2. The maximum height of any new building in the Commercial Core shall be limited to 57 feet, including any parking level(s) except that cupolas shall not be included in the 57 feet height limitation. Cupolas shall be limited to the standard 20 percent of the district height.
3. Development projects in the Waterfront Revitalization Area will promote a unified appearance that exhibits the same, consistent style known as “Spanish Colonial Revival” as determined by a licensed Florida architect. All future structures within the Waterfront Revitalization Area shall follow similar design to create a consistent, unified approach.

Moved by Mr. Morrison and seconded by Mrs. Keith. Vote: unanimous.

Motion 2: The Osprey Revitalization Committee recommends approval for Rezone Petition 07-06 and Special Exception 1646 (“Spanish Point Pub”) contingent upon the adherence to the renderings, binding concept plan, and supporting documentation as provided and presented to the committee by the applicant on February 9, 2009.

Moved by Mrs. Keith and seconded by Mr. Morrison. Vote: unanimous.

Motion 3: The Osprey Revitalization Committee will move their regularly scheduled meeting in March to Tuesday, March 10, at 5:30 p.m. to be held at the Osprey Inn. The topic of discussion at this meeting will be limited to Rezone Petition 08-07.

Moved by Mr. Morrison and seconded by Mr. Dellos. Vote: unanimous.

Adjournment

There being no further business, the meeting adjourned at 5:35 p.m.

Calendar of Events

Next Meeting: Tuesday, March 10, 2009 – The Osprey Inn