

Osprey Revitalization Committee

Minutes of the October 28, 2008 meeting

A meeting of the Osprey Revitalization Committee (ORC) was held Tuesday, October 28, 2008 at 6:30 p.m. at the Osprey Inn, Osprey, Florida.

Members Present

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

Staff Present

Chris Kohatsu – Neighborhood Services
Debbie Marks – Neighborhood Services
Brenda Canales – Planning Services

Others Present

Ryan Newcomb – Transportation

Welcome and Introductions

The Chairman called the meeting to order at 6:34 p.m. He welcomed Christopher Morrison to the committee and a round of introductions initiated. Mr. Noyes asked if evening meetings, held once per quarter, continues to be a favorable practice for the ORC. No objections were raised.

Approval of Amended September 2, 2008 Minutes and September 29, 2008 Minutes

Mr. Dellos motioned to approve the revised minutes of September 2, seconded by Mr. Morrison. Motion passed unanimously.

Mrs. Keith asked to amend the September 29 minutes to accurately reflect her request. Mr. Dellos moved to approve the minutes as amended, seconded by Mr. Mitchell. Motion passed unanimously.

New Business: Review of Waterfront Draft

Ms. Kohatsu introduced Ryan Newcomb, from Sarasota County Transportation. A member of the county's Development Review Committee, Mr. Newcomb reviewed the first draft of the Osprey Waterfront Revitalization Plan as submitted over a year ago. Mr. Newcomb gave a summary on his findings and suggested changes. Mr. Newcomb answered questions that focused on topics such as the width of roads, planting areas, parking requirements, road maintenance and bus stops.

Demetra McBride was named as an additional reviewer and staff will invite Ms. McBride to a future meeting.

Old Business: Waterfront Revitalization Planning Discussion

Mr. Noyes stated that Commissioner Jon Thaxton requested the committee create a waterfront revitalization plan without regard to existing petitions. Mr. Noyes asked each member to share comments regarding the area, as he had requested the members perform a site visit prior to the meeting.

Mr. Noyes presented a document he created regarding the Osprey Waterfront Revitalization area. He stated the document was made after speaking with David Merrill

and a local hotel developer. According to Mr. Noyes: “The hotel developer gave insight as to the workability of hotels in this area and it was not positive, mainly because there is no track record of hotels. The last hotel Osprey had was the resort that Norma Martin owned.” Mr. Noyes explained that his document allows for CG zoning, but not for the purposes of a hotel. Instead, a restaurant is depicted, and allows access to the waterfront.

Mr. Morrison additionally presented a drawing that sketched his vision for the area.

Mr. Mitchell stated the committee should focus on the “how to” instead of the “what.” He stated that Mr. Noyes’s document was the “what” and that the committee should focus on the “how to.” He suggested the committee work on drafting a letter to invite property owners to a future meeting.

Ms. Kohatsu asked if the committee would like the letter to be entered into the public record for Rezone Petition 08-07 as the deadline is November 14 (Planning Commission hearing is December 4). Comments for the waiver of a neighborhood workshop would need to be submitted by November 5, as the request will be heard on November 6. Mrs. Keith stated the committee should consider entering a statement into the public record.

Jean Reagle, on behalf of the Pine Ranch community, said they are opposed to a hotel development. Mrs. Keith suggested that the Pine Ranch association submit their concerns in a letter or email to the Planning Commission.

Mr. Dellos requested clarification on the proposed correspondence. Ms. Kohatsu clarified that three documents were being discussed:

1. An invitation letter to the waterfront property owners for the next ORC meeting to be held on Nov. 24.
2. A letter or memo to be entered into the public record regarding Rezone Petition 08-07.
3. Communication with the Board of County Commissioners to inform them of steps being taken to initiate a Waterfront Revitalization Plan.

Ms. Marks stated input from the committee in regards to Rezone Petition 08-07 would be expected by the Planning Commission. Mrs. Keith stated the committee should submit correspondence to the Planning Commission in advance of the hearings.

Mr. Noyes asked for the discussion to focus on the document he presented. The committee accepted, for discussion purposes, the document as presented by Mr. Noyes. Members requested that item #9 be revised.

Discussion involving rescinding support for two petitions occurred. Ms. Kohatsu advised the committee to use “reconsider,” as the petitioners were not present. Mr. Merrill gave advice on rescinding a motion and proper parliamentary procedure.

Mr. Mitchell motioned for the committee to rescind support to Rezone Petition 07-06 as stated in the April 28, 2008 minutes: “in relation to Dr. Patel’s property the Osprey Revitalization Committee endorses a rezoning to Commercial

General.” The motion to rescind was seconded by Mrs. Keith. Motion passed unanimously.

Mr. Mitchell motioned that the committee rescinds the motion at the meeting of April 28, 2008: “in relation to 08-07 where 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.” The motion to rescind was seconded by Mrs. Keith. Motion passed unanimously.

Ms. Marks suggested the committee notify the petitioners of these motions and Ms. Kohatsu concurred. Mr. Noyes stated he would inform the petitioners. Mr. Dellos requested that Ms. Kohatsu provide notice to the Board of County Commissioners regarding their actions.

Mr. Mitchell motioned that the committee has studied the document (as submitted by Mr. Noyes) and endorses it as a draft of a clear representation of the direction that we believe waterfront development should go and should be a basis for public input at the next meeting. This motion was seconded by Mr. Wilson. Motion passed unanimously.

Mr. Morrison motioned for Mr. Mitchell to draft a letter, in conjunction with Ms. Kohatsu, to invite the various property owners to the next public meeting. The letter would announce the discussion points as stated in “Factors affecting the Waterfront Revitalization Plan,” and would be signed by Mr. Noyes. The motion was seconded by Mrs. Keith. Motion passed unanimously.

Ms. Kohatsu stated she would distribute the final letter to the committee and Ms. Canales would send via mail to the property owners.

2009 Schedule of Meetings

Mr. Dellos motioned to adopt the 2009 meeting schedule as proposed, which was seconded by Mr. Mitchell. Motion passed unanimously.

Comments from Committee Members

Mr. Dellos asked if the ORC could create sub-committees for the purposes of doing research, assembling data, etc. He asked if the Sunshine Law would apply to sub-committees. Ms. Kohatsu explained that the committee does have the right to appoint sub-committees and that these committees would be required to abide by the Sunshine Law. Mr. Dellos thanked Ms. Kohatsu for all of her assistance.

Mrs. Keith spoke about new policies in regards to applying for an advisory board. Ms. Kohatsu informed the committee that there are two applicants for the current vacancy, and both applications will be discussed by the Board of County Commissioners on November 12.

Comments from the Public

Bibi Knauf asked about the Marlin Property. Ms. Kohatsu confirmed the property was purchased by the County.

John Olivier updated the committee on Bay Street Village and answered questions. Mr. Olivier encouraged all to visit for a site tour.

Adjournment

Mr. Mitchell motioned to adjourn with Mr. Morrison seconding. Motion passed unanimously. There being no further business, the meeting adjourned at 8:56 p.m.

Calendar of Events

December Break – Happy Holidays

Next Meeting: Monday, January 26 – Spanish Point, 2:00 p.m.