

BOCA GRANDE COMMUNITY PLANNING PANEL

and The Charlotte County Boca Grande Planning Advisory Committee

MINUTES, Meeting of April 16, 2009

Crowninshield Community Center

The meeting was called to order at 2:10 p.m. by Chairman Lynne Siebert. Present also were Linda Aley, Jim Cooper, Lyman Randall, Ted Hoopes, Dr. Richard Morrison, Capt. Sandy Melvin and planning consultant Tom Smith. Guests present included Jim Mudd, Lee County Department of Community Development Principal Planner, and Roxann Read, Planner II, Charlotte County Growth Management Department.

Minutes of the January 12, 2009 meeting were reviewed, corrected and approved.

Tom Smith led review of and the Panel approved letters proposed to be sent to Lee and Charlotte County officials updating them on the status of the Panel's implementation activities in support of the Goals and Objectives of their respective Community Plans. During this process, the Panel also discussed the status of implementation work and wrap up of activities for the year.

LEE COUNTY:

The first update letter reviewed was addressed to Jim Mudd of the Lee County Department of Community Affairs with copies to the Lee County Board of County Commissioners, Attorney, Zoning Official, Hearing Examiner and the Boca Grande Historic District Board.

Work performed included a parking and traffic study analyzing existing and projected traffic volumes, outlining more efficient and flexible parking designations, addition of pedestrian crosswalks and stop sign relocations at the busiest intersections; the possibilities for improvement and beautification of the Gilchrist Avenue median; and the creation of the Boca Grande Historic Board.

Issues on hold (primarily due to the current economic downturn) include Boating and Marine Facility Site Location Standards (LC Policy 22.1.1); Commercial Design Guidelines (LC Policy 22.1.7); Preservation of Light, Space and Air around Residences (LC Policy 22.1.7) and Public Informational Meetings (LC Policy 22.1.5.)

Future concerns may include traffic volume on Gasparilla Road Coming into Boca Grande; Efficiency and Functionality of Parking Facilities (LC Policy 22.3.2); Regulations to Better Manage Rental and Tour Businesses (LC Policy 22.1.3); and Red Tide Beach Clean Up (LC Policy 22.4.9.) The Panel also stated the hope that when weighing future land use issues that affect the (Boca Grande) community, Lee County officials will consider the intent of the Community Plan which has become part of the Lee County Comprehensive Plan.

Action: The Panel unanimously approved of transmitting the proposed letter to Lee County officials with the addition of creation of the Boca Grande Historic Board under “Work Performed.” This had been inadvertently omitted in the initial draft. Dr. Dick Morrison moved, Lyman Randall seconded the motion.

CHARLOTTE COUNTY:

An “update” letter listing activities regarding Charlotte County issues was sent to Roxanne Read of the Charlotte County Growth Management Department with copies to the Charlotte County Board of County Commissioners, Charlotte County Zoning Official, County Attorney and Jim Fenwick of the Concurrency Management Department.

The Charlotte County Board of County Commissioners approved the Boca Grande Community Plan on July 17, 2007. Formation and structure of the Charlotte County Boca Grande Planning Advisory Committee was approved for three years by the Charlotte County Board of County Commissioners on May 27, 2008. The Committee has focused primarily on two main elements of the Community Plan: enhanced protection of well fields that supply potable water to all of Gasparilla Island, and evaluation of impacts of off-island development on the Cape Haze Peninsula.

Work performed outlined in the letter included a coordinated effort with the Gasparilla Island Water Association to draft a proposed re-write of the Wellhead Protection section of the Charlotte County zoning code. The Advisory Committee plays a support role to the GIWA on this issue. “Per Community Plan Policies 1.2.4 and 4.1.1 the advisory Committee requests that Charlotte County continues to work with the GIWA to strengthen the well field ordinance and take whatever actions are necessary in support of the GIWA to protect the quality and quantity of the Boca Grande water supply.”

Pertaining to Gasparilla Island Access Issues, the Committee reported it had secured the services of a professional traffic engineer to analyze (1) factors that have not been incorporated into Charlotte County’s process for measuring level of service (LOS) along Placida Road and (2) the cumulative potential impact on LOS of recently developed but unoccupied condominium units along Placida Road. The Committee strongly encouraged the Charlotte County Growth Management Department to consider these concepts in their evaluation of concurrency compliance.

Outstanding Issues include the following concepts the Advisory Committee points out as essential elements of the accepted Community Plan:

- The Gasparilla Island Act
- Future Development Adjacent to the Causeway and Toll Booths
- Preservation of Environmentally Sensitive Lands
- Adequate Management of “Transient” Businesses
- Local Participation in the Review Process

Action: The Panel voted unanimously to transmit the proposed letter to Charlotte County officials. Lyman Randall moved, Linda Aley seconded. Jim Mudd, who was in the audience at the Panel meeting, requested that the letter be e-mailed for delivery as soon as possible.

MISCELLANEOUS DISCUSSION/COMMENTS ON LETTERS:

Both county letters will be posted on the Panel website (Hoopes.) Panel will work with the Bridge Authority, especially concerning some of the traffic- and parking- related issues, as the new bridge comes on line (Siebert.) At issue regarding Public Information was that some previous zoning variance hearings were not publicly noticed as they were not in the Historical District (Seibert.) Talk to Lee County regarding Gilchrist (Cooper.) Survey was not mentioned in the letters (Randall.) Roxann Read gave update on Charlotte County concurrency meetings. Their spread sheet system has been updated. Is available monthly on the county website. Charlotte County and GIWA are working together on the well field issues. Also Charlotte County Utilities. Two more meetings/workshops are planned for public and private utilities (Pringle.)

TREASURER'S REPORT:

Dr. Dick Morrison reported the checking account balance as of April 13, 2009 was \$34,295.26. **Action:** That \$20,000 be returned to the Boca Grande Woman's Club (presently unused portion of their grant to Panel.) Linda Aley moved; Dick Morrison seconded. Unanimous.

ELECTION OF OFFICERS:

Action: Officers of the Panel and Charlotte County Advisory Committee until April 2010 will be Lyman Randall, Chairman; Lynne Seibert, Vice Chairman; Linda Aley, Secretary and Dick Morrison, Treasurer. Ted Hoopes moved, Sandy Melvin seconded. Unanimous. Future meetings will be only on an "as needed" basis. Next meeting will be after the Holidays, probably January 2010. Date TBD.

OLD/NEW BUSINESS: Linda Aley recognized Lynne Seibert for her devotion to the betterment of the community, her dedication, professionalism, leadership and time and effort devoted. Seibert had asked to step down from the Chairmanship to enable her to spend more time with family.

The meeting adjourned at 3:40 p.m.

Ruth Sargent, Recording Secretary

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