

# Welcome Everyone

June 3<sup>rd</sup>, St Andrew United Church of Christ

I want to thank all of our Gulf Gate Residents that attended the Planning Commission. The sea of RED was apparent we came united.

## **RECAP:**

First of all, let's recap the 15-30 Rezone Planning Commission hearing results. The Gulf Gate Committee members and residents came before the board, pointing out matters that were incompatible and inconsistent with the existing Gulf Gate Neighborhood, with outstanding presentations on every issue from cluster-style homes, to elimination of gates, to pointing out excessive traffic, and much more. Many testimonies were presented essentially leaving no stone unturned. All testimonies challenged the 15-30 plan as to not meeting the Sarasota County Comprehensive Plan.

Our attempt to claim Medallion cluster homes was incompatible and inconsistent with the Gulf Gate Community was diminished by Medallion Homes with their subjective interpretation. Medallion Homes made their plan a Planned Unit Development (PUD), which made their homes compatible by offering a 20 ft vegetative buffer, providing a visual barrier, essentially hiding their incompatibility. Unfortunately, the Planning Commission couldn't challenge their use of PUD, that is exactly what the PUD is intended to do for developments.

Gulf Gate representatives suggested zoning RE-3, which specified 2 units per acre, in accordance with the Sarasota County Comprehensive Plan for Moderate In-fill directive. However, the Planning Commission stated the build-out aspects of RE-3 was too restrictive, not enough unit homes could be built with infrastructure, therefore, the board dismissed RE-3.

The Planning Commission suggested to Medallion Homes President, Pete Logan, to remove all the gates several times but they flatly refused, explaining they are an important marketing message to their target customers. But in actuality, the gates are the most incompatible and inconsistent attributes of their development. There are no gates in the Gulf Gate Neighborhoods.

In the end, the 15-30 Rezone Petition plan, as presented by Medallion Homes, corrected all the mistakes made in the 2009 rezone plan, therefore, the Commission members voted 4:3 in favor of Medallion Homes rezone petition and suggested that the Gulf Gate Community Association meet with Medallion Homes to negotiate a compromise to their plan that would satisfy the Gulf Gate Community.

**Any Technical questions to be directed to our attorney:** No one had a question

### **What about negotiating with Medallion Homes:**

In March, before the Planning Commission hearing: The GGCA President, attorney Mr. Smith, and two other team members met with, Carlos Beruff, Pete Logan, Bo Medred, Bill Merrill, & John Cavoli, representing Medallion Homes, to discuss development alternatives.

The Gulf Gate Representatives asked for:

1. ELIMINATION OF GATES,
2. PUBLIC STREETS,
3. PEDESTRIAN ACCESS
4. SIDEWALKS ON BOTH SIDES OF STREETS,
5. COMPARABLE LOT SIZE (11,100 S.F.),
6. VARIATION IN ARCHITECTURE AND LANDSCAPING,
7. VARIATION IN THE WIDTH OF BUFFERS (20' PLUS) AND OPACITY NEEDS,
8. ELIMINATION OF ODOR FROM ON-SITE LIFT STATION,
9. PRESERVATION OF MATURE OAK TREES, PARTICULARLY NEAR BOUNTY DR., POST RD., AND CARDWELL WAY, &
10. CONSOLIDATION AND/OR RELOCATION OF STORMWATER PONDS TO AVOID SAFETY HAZARDS

Medallion Homes refused to compromise on major requests, such as; elimination of Gates, comparable lot sizes, and saving tens of mature Oak Trees, basically everything. Therefore, the Gulf Gate Community Association broke off further negotiations and planned for the Planning Commission Hearing to give testimonies on these and many other pertinent issues. In the end, the Planning Commission mentioned several times to Medallion Home to eliminate the gates, suggesting public access, and perhaps add a park. As mentioned before, then refused to eliminate the gates.

### **So where are we now:**

- The Golf Course has been sold to one of Carlos Beruff's businesses, called Charlie Michaels, Inc.
- Rezone 15-30 does provide for 20 acres of open space, not 48.9 as before, but at least 20 acres
- It specifies 106 homes
- It satisfies the 100 year flood plan
- Grand Oak Trees on the property will be saved
- And all three parcels will each have two gates, making 6 total gates

### **Is it inevitable that this development will be approved?**

Sadly, Sarasota Golf Club, FoxFire, Sunrise, Forest Hills, and many other Golf Courses have or are being converted to development.

### **What could GGCA negotiate for now:**

Our second meeting with Medallion Homes, held on May 24, had to be narrowed down in scope to leverage the outcome of the PC Meeting. Our discussion with Medallion concentrated on what seemed feasible to obtain, therefore, we negotiated for:

- ELIMINATION OF GATES, with unimpeded PUBLIC access for vehicles and PEDESTRIANS
- A PARK
- PRESERVATION OF MATURE OAK TREES, PARTICULARLY NEAR BOUNTY DR.

After several back and forth discussions and tradeoffs, Medallion Homes ELIMINATION OF GATES was the only concession made. After the GGCA Board reviewed their proposal, we requested a modification of their proposal to add the words unimpeded access for vehicles and pedestrians. Believing that Medallion Homes would install cameras and entrance guards to check ID's of those entering the new development.

As of today – June 3<sup>rd</sup>, Medallion Homes has suggested that the GGCA membership vote to approve the original proposal for simply No Gates, which would mean Medallion is free to put in a guard station and/or cameras to control access.

### **Where do we go from here?**

Prepare: I would like to read from Melanie Goddard's summarization. **Not done**

### **Open Discussion:**

#### **Member asked why did we loose the PC hearing:**

Mr. Smith – explained and reiterated essentially the developers plan was held to and passed the Comprehensive Plans objectives.

Ralph Pylman also spoke to the Rezone 15-30 or any future rezone is going to happen, its just a matter of time and what would that next rezone be, would it be better than the plan we have in front of us in 15-30.

#### **Traffic issue was raised:**

Tony Sellitto – Learned that SRQ Traffic Staff wants to raise speed limit on Gulf Gate Dr to 30mph. Many people spoke that Gulf Gate Dr was 30mph and the GGCA members had it reduced in early 2000. Chicanes were added to slow traffic and prevent large tractor trailers (18 wheelers) from using Gulf Gate Dr. Kathy Butler mentioned to remove chicanes was said to be charged to GGCA and it would cost \$260,000. More discussion - if the speed limit is raised, then the developers or county should pay for removal of chicanes Mr Smith spoke – the removal of chicanes would not fall on the developer, but the county should be held responsible.

What we do – we have two options: we accept, no gates – with access control - offered now or go forward and demand unimpeded access to the developers and/or to the BCC and refine our demands based on outcome of Planning Commission hearing?

Motion from Ray Deer: GGCA representatives shall continue demands with developers asking for no gates and unimpeded access to new development w/106 homes, as stated in agreement letter from Charlie Michaels, Inc. – Members voted with overall majority in favor of motion.

Vote was suggested to determine if members would concede to no gates, but allow impeded access. It went to a motion from Phil Reiss – We allow gates with impeded access, ONLY if Charlie Michaels, Inc. (Medallion Homes) would not reach a decision to keep no gates with unimpeded access, additionally, we must be able to protest traffic speed increases on Gulf Gate Dr, request for Trees to remain behind Bounty, provide a park, and the suggestion for Gulf Gate residents to have a special pass was acceptable. The motion pass with a majority.

## WRAP UP:

- What color do we wear? It has been suggested we wear BLUE.
- Funds running low to support denial of rezone
- Thank those attending tonight
- Thank the members who have contributed countless and tireless hours of research and reports, our attorneys counsel, and our board members for their action and direction.
- Recognizing attending members of St Andrew United Church of Christ and thank them for use of their Sanctuary