

April 1, 2008 General Meeting Minutes • Greater Pine Island Civic Association

The Meeting was opened by President Cathy Hendrickson at 7:08 p.m with the Pledge of Allegiance.

Motion was made, seconded and passed to approve the minutes from the previous meeting in March.

Bill Mantis gave the Treasurer's report.

Bill Mantis introduced Senior Planner Tony Palermo who was the guest speaker for the evening. Mr. Palermo gave an informative presentation on the Planning and Zoning procedures in general and explained the "three Cs", Consistency, Compatibility and Concurrency. He cited a few specific cases on Pine Island which either met the requirements of the Pine island Plan such as Creative Corner which met the requirements and Masters Landing which did not, according to staff. He explained the basic process of the Special Exception Hearing such as the one which will take place April 16th and possibly 17th regarding the proposed farmworker housing project known as Palms of Pine Island. Mr. Palermo took questions, most of which centered on the farmworker housing issue and reflected the perception of most in the audience that there is a lack of need for more housing for farm workers. Mr. Palermo will furnish all the latest documents including the staff recommendation as to the case. These documents will be posted on the GPICA web site. When President Hendrickson finally cut off questions in order for the next speaker to make his presentation, the audience gave Mr. Palermo a rousing applause.

Phil Buchanan introduced Larry Hildreth of Avalon Engineering , representing the Tranquility Bay development at the end of Baypoint Rd.. Mr. Hildreth explained that the development has already been approved for 57 home sites but that they wish to make three changes to it and are asking the GPICA for their opinion. The first issue was to increase the size of the lake in order to meet their own needs for fill. The second issue was to eliminate building a package sewer plant and to hook up to a future island wide sewer system. The third issue was a design change to eliminate a bridge connecting two parcels separated by canals and which was approved in the past. The change involved creating a channel between the two canals at the east end of the canals in order to eliminate having to build a bridge. After some discussion on each proposed change, a vote was taken. The results were as follows:

Allow the lake to be increased in size in order to get fill needs on site – 30 in favor, 3 opposed

Eliminate an onsite package plant and hook up to a central sewer system – 5 in favor, 33 opposed

Eliminate the bridge, connect the two canals at the east end leaving a 50 foot buffer – 34 in favor, 4 opposed

Mr. Hildreth thanked the GPICA for their input.

Motion made to adjourn. Meeting adjourned at 8:29.

Dave Lukasek

Secretary