

Tarpon River Civic Association
Board of Directors Meeting Minutes
May 9th, 2019
Recorded and Submitted by Toni Ravelo

Mission: “To Improve the Quality of Life in the Tarpon River Neighborhood”

Meeting was held at Southside Cultural Arts Center and was called to order at: **7:02pm**

Present were: Allison Foster (President), Brucie Cummings (Vice President), Marie McLaughlin (Treasurer), Jack Malloy (Board Member), Steven Buckingham (Board Member), Toni Ravelo (Secretary), Beverly Grant (Board Member), Jay Shechtman (Board Member) and Janet Scaper (Board Member)

Also present: Steve Wherry and associates along with Scott Whiddon and Jean Whiddon whom were allotted 25 minutes with Q&A to present on their latest Whiddon property development plan. Please note that this is not a qualifying meeting but a presenting casual meeting.

The following agenda items and topics were discussed:

I. President’s update

1. Sidewalks update – Three houses by River Reach owner will do the sidewalks in front of those three properties on the west side of SW 9th Ave before you approach SW 9th Street. Allison to bring up to urban forester tree on NE corner of 9th Street, that is currently blocking construction of sidewalk area, other option would be to build around the tree.
 - a. Bev mentioned – the land of those three houses on 9th and 9th going west, there is a big piece of land that is designated green space. Bev to provide Allison with more details.
 - b. Allison requested that Steve speak with resident John Jolly to help with trees that are obstructing sidewalk construction in Mr. Jolly’s area. Allison to connect Steve with Urban Forester to explain why the trees need to be removed from Mr. Jolly’s property.
2. Communication with the City – Make sure we don’t copy city members into our long chain emails, because it becomes public records, some emails may include private information that we don’t want them to be aware of. **[PLEASE LET ME KNOW IF I SHOULD OMIT THIS STATEMENT]**

II. Treasurer’s Report

1. Money Market account balance as of April 30th – \$25,854.39
2. Checking Account balance: \$2,740.71 – lower because of payment for constant contact and also payment for street clean up and party in the park.
3. Total membership amount is 129 people.
4. Members that have paid the previous member reduced amount have been identified (17 people) so we may contact them and have them update their reoccurring amount to the new amount.

III. Secretary Report

1. Summer Soiree Update:
 - a. Jay to put Toni in contact with Julian owner of Tarpon River Brewery to help with finalizing date of Summer Soiree Block Party and/or drink specials and food.
2. Communication over the Summer will consist of CERT information, and updates on events.

Steve Wherry and Associates along with Whiddon Family presentation and Q&A

At 7:30pm our board of directors meeting was paused so that Steve Wherry and associates along with two members from the Whiddon Family, (Scott & Jean) could present. They were allotted 25 minutes with Q&A and this is not a qualifying meeting but a presenting casual meeting.

- I. **Introductions** – Steve Wherry (Principal Architect) & Ralph (Associate Architect), Joaquin (Product Engineer), Brad (Civil Engineer) and, Cindy (Certified Planner)
- II. **Steve Wherry begin with:** Current Plan was presented followed by the initial plan of a 200 unit plan, changes since include bringing down the number of units to 172 units. Characteristics of this plan include; open space for trees and considerations for residents who do not want to be included in the planning. The current plan includes buildings that are no higher than buildings in River Reach, and a garden area with public access to the water from the park preserve, with a sidewalk connection from Davie into the park preserve. One of the main changes will be a single opening of access from Davie Road into new area. A dedicated turn lane will be provided for those traveling from the west to the east.
- III. **Discussion on traffic entering SW 9th Ave from Davie were discussed,** concerns regarding back up was brought up by Jay. Jay mentioned that this could be a potentially dangerous situation. Civil Engineer mentioned that they are looking at possibly expanding that lane to remedy this problem.
- IV. **Other discussion topics:** Sewer and water concerns were addressed within their plans. There are no plans to have the property gated. Jay asked to have this area integrated into our neighborhood instead of having it as its own separate neighborhood.

Question by Jay: Why doesn't city buy it and turn it into a park? If they have the money to buy it, it's theirs.

Answer by Scott Whiddon: Scott doesn't believe having a park will be compatible with the area and addressed that they are currently under a time crunch. He doesn't foresee the city coming up with the funds for the property. Progress needs to be brought to the table quickly. Believes he has been very patient, the only enclave that does not have the compatible zoning for that area is their current property.

Further comment from Jay: If there is an interest to sell it would be beneficial to know that number?

No number was provided by Scott with regards to how much they would be willing to sell this area to the city for greenspace, however Scott did mention that the last consists of 10 acres of land.

A requested by presenters and Whiddon Family was mentioned to attend our May TRCA general meeting at this time that request was declined by Allison.

End of Presentation at 8:00pm

Post Presentation Discussion by board members:

We agreed to move forward with asking the city for funds to purchase the Whiddon property estimated at about \$25 million.

Motion by Jack to pursue turning Whiddon property into city park. Bev seconded it. Modified to use the word green space instead of city park. Motion passed, Jay recused.

Steve mentioned writing a letter to Scott Whiddon as a unified board regarding our sentiment of the land use. Are we continuing with our opposition?

Marie asked if the city were to purchase the Whiddon Family land if the zoning for that land need to be change for park / green space?

Jay mentioned that it does not need to zoned as a park.

Steve read letter written to Steve Wherry in 2017.

Motion by Brucie to send a letter to Steve Wherry to let him know that our opposition still stands. Allison mentioned that the neighbors have not been presented this new proposal from Steve Wherry, and if we are to represent the neighbors we will need to present this new information to them before moving forward with a letter to Steve.

Letter (from Allison to Steve Wherry) to be sent out after public meeting and/or general meeting when this information is presented. – motion amended.

Motion passed. – 2 no's (Janet and Marie) and 1 recused (Jay)

IV. Unfinished Business

- Vacation of right of way meeting update – Attorney asked to attend our BOD meeting, Allison declined the request. This is an indication that they intend to continue pushing forward with their vacation right of way.
 - o Jay will recuse himself from PNZ meeting from the hearing for this vacation right of way approval.
- Master Plan – Allison asked if there is anyone interested in helping with writing a position statement to provide to the mobility team that is overseeing this. No one is able to assist, therefore there is no capacity for this at this time, we will need to pass on this.
- May meeting topics: CERT will be attending, mobility plan update
- Whiddon Family – will need to create public meeting at this time they will not be able to use our general meeting to discussion the plans they have for their property.

V. New Business

- Bylaws: will be emailed to everyone from Allison with changes
- December meeting – Allison will like to hold a “Light up Tarpon River” event with the light up of the tree and menorah in front of Southside Cultural Arts Center. Allison will look into the date for this and additional information around this.

- Website update – Toni mentioned meeting Allison and her had with Mark, Vice President for Rio Vista Civic Association. Mark agreed to help update our website for free and we will work with him on this, estimated new website date to be Jan 2020.
- Advertising fees- Ton mentioned advertising fees for those local business owners who will like to advertise on our newsletter and website. For a full banner on newsletter and logo on website: \$100 for the year and for a partial banner plus logo on website: \$50 for the year.

VI. Announcements

- Allison – thanked everyone for all that they do
- Jay – Flagler Greenway Update – Rental agreement with FEC to use that right way for pedestrian purposes, this news will be within the Sun Sentinel within upcoming weeks or so.

VII. Upcoming Events:

- May 23rd – General Meeting
- June & July dates: June 19th – BOD meeting
- August BOD meeting changed to August 1
- August 22nd: general meeting

Janet mentioned adding a general meeting in September, tbd.

Meeting adjourned: 9:00pm