

Bel Mare Strategic Planning Committee Meeting

May 20, 2021

Attendees:

Morris Bencini – Committee Chairperson
Jeff Winsler – Committee member
Keith Ewer – Committee member
John Cropsey – Committee member

Absent:

Keith Grady – Board Liaison
Coby Gaulien – Committee Member
JC Biebuyck – Committee Member

Other Attendees:

Deborah Sperry – RD Master Assoc. President
Billy Heller – BM Board Treasurer
Various BM Owners

Meeting was called to order at 4:00pm in the Bldg. 1 Social Room.

Mr. Bencini shared copies of the draft “Riviera Dunes Apartment Complex Talking Points” that were prepared by a subcommittee and reviewed with Keith Grady, BM Board President, prior to the meeting (Attachment 1 hereto).

Ms. Sperry gave a synopsis of a meeting that was held with the Developer and several of his representatives that included the board presidents of Bel Mare, Laguna, the Homes and Ms. Sperry. She shared an updated site plan and renderings of the proposed apartment complex that she had received at the developer meeting (see Attachment 2 hereto).

Mr. Bencini discussed the proposed talking points and the strategy behind each point and the order of presentation. There was discussion with the various attendees regarding several of the points including the traffic issues and the proposed 7th Street extension, utility infrastructure, stormwater runoff capacity, apartment height and density issues, and general security issues.

Discussion of the next steps and action plan were tabled until the outcome of the next RD Master Board meeting schedule for May 24th.

Mr. Bencini will follow-up with Mr. Grady regarding feedback from the Laguna and Homes representatives to our proposed talking points and development of a joint strategy for the RD community going forward. It was agreed that a joint presentation at the next Palmetto Planning and Zoning Board meeting was necessary.

The meeting was adjourned at 5:35pm.

Submitted,

Morris Bencini - Chairperson