

CCNA Board Meeting - DRAFT

September 17, 2026

Attending

Leslie Spangler, Melinda Delpech, Kelly Brown, Ron Kashden, Jim Ludwig, Beth Nothstine, Will Luera

Absent

Daniel Frank

Called to Order

2:05 PM

Will Luera volunteered to take meeting notes.

Changes/Additions

- No changes or additions requiring action were clearly recorded.

Approve August 20, 2026 Board Minutes

- August 20, 2026 Board minutes approved.

Reports

Officer Reports

Area Director Reports

- **Area A** — No report.
- **Area C** — Ongoing neighborhood concerns were reported regarding noise from a high-school PA system during football activities. An acoustic study was discussed as

supporting neighborhood concerns. The new principal was described as responsive. The Board also discussed limitations on local noise enforcement involving public schools.

Special Committee Reports

Neighborhood Safety

- District 1 traffic-calming meeting was reviewed.
- Traffic-calming materials identify proposed projects, priorities, funding and long-range implementation timelines.
- Neighborhoods were encouraged to compare traffic-calming priorities with nearby proposed development and ask whether development-related transportation improvements could help accelerate projects.
- An FDOT representative discussed a future corridor project that may include median changes and reduced left-turn locations.
- CCNA expressed interest in inviting FDOT to a future member meeting. A presentation format of approximately 20 minutes plus 10 minutes for questions was discussed.
- Neighborhood questions should include median openings, pedestrian crossings, landscaping and potential cut-through traffic impacts.
- Another stakeholder discussion regarding the Transportation chapter of the Comprehensive Plan was anticipated.

Meaningful Neighborhood Input

- Continued attention was given to ensuring neighborhood participation in transportation and Comprehensive Plan discussions before proposals are finalized.

Park Protection

- CCNA reaffirmed that the primary objective is permanent protection of City parkland, regardless of the specific legal mechanism ultimately used.
- Possible approaches discussed included Comprehensive Plan protections, rezoning, a charter amendment and a future voter referendum.
- Conflicting understandings regarding City Attorney guidance were discussed, and additional clarification was being sought.
- A possible 2028 referendum was discussed as one longer-term option.
- Jim was scheduled to present CCNA's park-protection recommendations to the Parks and Recreation Advisory Board.
- The Board agreed that CCNA's message should remain focused on protecting parks rather than becoming tied prematurely to one particular mechanism.

Air Quality

- No major change was reported.

- A briefing with Central Cocoanut was planned regarding the recycling facility, current conditions and possible wall/barrier improvements.
- Environmental and operational concerns will continue to be monitored.

Stormwater/Flooding

- Continued concern was expressed regarding the lack of clear timelines and reporting for City/County stormwater projects.
- Hudson Bayou funding was discussed, including the City's surtax allocation, the amount actually pledged to the project and questions regarding approximately \$86,000 that had been redirected.
- Questions remain regarding project scope, engineering, contracting and how final project costs are being determined.
- Whitaker Bayou and other County-managed stormwater projects were discussed as lacking clear timelines.
- A request was made for information on the number of open and past-due stormwater maintenance projects affecting the City.
- The September 18 joint City–County meeting was identified as an important opportunity for additional stormwater discussion and follow-up.

Code Compliance

- The committee has begun meeting and developing its initial work plan.
- A neighborhood survey is being developed to identify specific code-enforcement concerns and examples from individual neighborhoods.
- The committee is reviewing information regarding the magistrate process, including continuances, case backlogs and reporting.
- The Florida Association of Code Enforcement (FACE) was contacted as part of the committee's research.
- The City provided examples of common code violations that may be reduced through proactive resident education.
- Educational presentations and/or handouts at future CCNA meetings were discussed.
- The Code Compliance Committee will formally kick off its work at the October membership meeting.
- Presentation materials should be provided in advance of the meeting for inclusion in the combined presentation.

Old Business

Vacation Rentals

- The Board discussed the City's continuing work on a revised vacation-rental ordinance.

- Discussion included citywide registration, safety requirements, transient occupancy and the relationship between registration and zoning.
- A revised ordinance was expected to move to the City Commission in October.
- No final CCNA position on the revised ordinance was recorded.

Parking

- Parking issues were discussed.
- No formal CCNA action or position was recorded.

Neighborhood Award Committee

- Committee members: Ron, Beth, Will, Laurel Quarberg and Dean Anderson.

2027 Board Committee

- Committee members: Jim, Leslie, Daniel, Jody Geiger and Jerry Fagan.

New Business

October 3, 2026 Membership Meeting

- October meeting will include:
 - Sound Ordinance Status / sound-study update
 - Code Compliance Committee kickoff
- Joe Polzak is expected to present information regarding the sound study.
- The Board agreed it was premature to establish a CCNA position on proposed sound-ordinance changes until the presentation and additional information are available.

Member Meeting Planning

1. **October 3** — Code Compliance Committee kickoff and Sound Ordinance Status
2. **November** — E-bike safety presentation; Parks District presentation with PREP Board/Carl Shofstall
3. **December** — Annual holiday party
4. **January** — In-depth committee reports

Announcements

- **Next Membership Meeting:** October 3, 2026 — Bay Park Community Center
- **Next Board Meeting:** October 22, 2026, 2:00 PM — Designing Women

Adjournment

4:06 PM