

Minutes of the Stewart Beach ad hoc Committee

February 4th, 2022

1. Declaration Of A Quorum And Call Meeting To Order

With a quorum present, the meeting was called to order at 10:30 a.m.

2. Roll Call

Present: City Council Members John Listowski and David Collins; Park Board Trustees Marty Fluke and Jason Hardcastle; City Manager Brian Maxwell; Park Board CEO Kelly Deschaun

3. Consider For Action Appointing A Chair And Vice Chair Of The Committee

David Collins was elected Committee Chair. Marty Fluke was elected vice-chair.

4. Public Comments (Limited To Three Minutes Each)

5. Discuss Options For Enhancing Stewart Beach

Previous efforts to design services and amenities on Stewart Beach were discussed. Ms Deschaun offered to distribute the following to the committee: a table of contents of a briefing book under development including the 2014 Knutsen study and other previous studies so that relevant sections can be reviewed; survey and title of SB done so far, and an estimate for a complete survey of SB metes and bounds; draft delineation of wetlands on the eastern boundary; the Landry's letter re: a resort hotel at SB.

Mr. Maxwell will investigate the possibility of replatting SB to simplify the permitting process, and bring back a description of adjacent plats owned by the city and other entities along with a map of SB and surrounding areas.

The GLO 'hard line' for permanent construction was discussed. A clearer ruling from the GLO is needed. The committee agreed to address this after the drainage project is complete.

Alcohol sale was discussed; this will be discussed as a future agenda item as it will impact the viability of certain proposed uses.

Mr. Maxwell proposed dividing the park into 'mini pocket parks' to separate different uses, e.g. camping vs. events vs. VIP access, etc.

Members suggested possible uses and amenities at the park, including: an amphitheater/band shell, permanent restrooms, a splash pad, fire pits, volleyball courts, shade structures, cabanas, food trucks/concession areas, playground, a public swimming pool, boardwalks/walking paths, an 'Instagram moment' entryway/building, a secure toll both/entry, El Cosmico-style 'glamping', separate accesses for different activity areas, enhanced mobility access, dedicated wedding and reception space, a hotel, a dog park.

It was proposed to consider a beach service center for Beach Patrol, park offices, storage, etc. and a possible Seawall-connected visitor center separate from public-facing amenities.

Ms Deschaun, Mr. Fluke, Mr. Maxwell will meet with Landry's to clarify their position re: limitations on SB development.

Janelle will send members a copy of the limited-service hotel ordinance.

Future agenda items:

The cost of demolition of the existing pavilion.

Identifying basic amenities vs. possible revenue generation.

Identifying a hard construction line from GLO.

6. Set Regular Time For Future Meetings

The first Friday of the month at 10:30 in room 204 was decided.

7. Adjournment

The meeting was adjourned at 11:43