

**Little Gasparilla Island Advisory Board Meeting
September 12, 2008
Murdock Administration Building**

In Attendance

Bob Hill
Bill Dallas
Barry Hurt
Rande Ridenour
Jie Shao – Growth Management

Absent

Ken Bonds
Carolyn Dupree

Meeting was called to order.

Bob Hill recognized that there was a quorum.

Bob Hill recognized Paul Holmes as being present but not yet approved by the Commission to sit on the Little Gasparilla Advisory Board. The Commission will meet on the 3rd Tuesday of September. Paul will replace Phyllis NeSmith.

The minutes of the August 15 meeting were distributed to the Board members. Rande Ridenour made a motion to accept the minutes as written. Bill Dallas seconded the motion. The motion was accepted by the Board.

Bob Hill indicated that the County Commission did accept the amendment of the LGI Resolution that will allow Owner Associations to appoint someone to the board 60 days prior to the expiration of an At Large member. The amendment will hopefully ensure that we have a quorum at all board meetings.

Jie Shao distributed a preliminary draft of the Zoning Ordinance for Little Gasparilla Island. The ordinance is necessary due to the fact that the county zoning, bridgeless barrier island overlay and future land use maps are not consistent.

Jie also indicated that she needed information from the board on commercial uses on LGI in order to finalize the new zoning ordinance.

Bob Hill indicated that the newly formed Commercial Use Committee would consist of himself, Rande Ridenour and Barry Hurt plus two non board members from the community. Chuck O'Hara and Sam Bowles volunteered for the two community member positions. The committee set up a meeting for Sunday, September 14.

Bob Hill introduced Jim Evetts, the Charlotte County Chief Building Official, Darcie Nicolosi and Wendy Pacheco from Code Compliance and Shonna Jenkins from Licensing. They were asked to the meeting to discuss problems on LGI with unpermitted activity, unlicensed activity, code violations and the lack of action by the county.

Bob discussed with Darcy Nicolosi about an earlier meeting with this board whereby the Sheriff's office offered to provide transportation to the island for inspectors. Bob indicated he would call the Sheriff's Department to go over this arrangement again.

There was discussion that when the inspectors go over to the island, all activity stops prior to their arrival. Shonna Jenkins stated that the homeowners could be cited and fined for unlicensed/unpermitted work on their property. She suggested that the homeowners be informed of this.

Jim Evetts stated that insurance companies will not pay for unpermitted work or work that is permitted but is done by unlicensed contractors. He went on to say that with an owner/builder permit, the owner has to be onsite when work is being done.

Jim Evetts asked how they could get around on the island when they arrive. Bob suggested that Code Compliance contact Deputy John Stewart. He has vehicles that could get them around on the island.

Chuck O'Hara asked about the 50% rule and its application on damaged condos. Jim Evetts stated that they look at each unit within the building (square footage and value of the unit).

Barry Hurt asked if the county fined a resident on the island for doing work without a permit, if the county would then give the same resident a permit.

Jim Evetts said no.

Bob Hill indicated that we needed to move the next item on the agenda – the Zoning Ordinance - to the October 10 meeting.

Jie Shao indicated that she needed answers to the following questions before she could move forward with the zoning ordinance.

- What commercial businesses do you want on the island?
- What kind of landscaping/buffer requirements do you want?
- Do you want parking for golf carts?
- What do you want in building heights?
- What kind of set backs for commercial buildings?

Bob Hill asked that the Board approve the minutes for the following meetings:

February 8, 2008 – Barry Hurt made the motion to approve the minutes as written – Rande Ridenour seconded – all approved the motion to approve.

March 3, 2008 - Rande Ridenour made the motion to approve minutes as written – Barry Hurt seconded – all approved the motion to approve.

March 14, 2008 – Rande Ridenour made the motion to approve the minutes as written – Barry Hurt seconded – all approved the motion to approve.

Bob Hill indicated that the following objectives of the Community Plan were on schedule and the Board was getting through the implementation list.

Objective 1.1 – Zoning discrepancies

Objective 1.2 – Community Services scheduled for Oct/Nov Meetings

Objective 1.3 – Zoning revision – currently being worked on

Bob Hill asked if any member of the Board had any problems that needed to be discussed at the October 10th meeting. He suggested that we invite Michael Anderson to our October 10th board meeting to discuss fire safety/EMT services on the island.

Paul Holmes asked if we should invite someone from the Health Department to one of our meetings to discuss the septic systems on the island. The recent rains have caused the beaches on the island to be closed by the Health Department. Some of the septic systems are currently under water.

Bob indicated he would contact someone from the Health Department.

The next meeting is scheduled for 1:00, October 10th at Cedar Point.

Meeting Adjourned