

MINUTES, March 5, 2008: Manasota and Sandpiper Key Advisory Committee

The meeting was called to order at 9:35AM by BJ Galberaith, Chairman. In attendance were Committee members Betty Sue Carroll, Randy Dahl, John Dubowik, BJ Galberaith, Steve Stump, and Norb Trohoski. Roxann Read from Growth Management and members of the community were also present, as were representatives from Page Development and Nautilus Pools.

Secretary's Report

The minutes were accepted as published.

Citizen Input

None.

Architectural Review Committee

An application for a dock repair at 1435 Gulf Blvd. has been submitted for review. The current dock is closer to setbacks than would now be permitted. Betty Sue Carroll questioned the 50% rule. The Committee recommended (5:1) to accept.

Gulf Breezes pool was tabled for later in the meeting.

Ordinance revisions

Jack Landis distributed copies of his recommendation for a separate Waterfront Ordinance for Manasota and Sandpiper Keys. This would be an addition to 3-9-53 and would basically contain the regulations from the current Waterfront ordinance and the Overlay code. One question he asked the Committee to consider is whether to retain the "wedding cake" setbacks requirement. Copies of the "wedding cake" diagram were passed out.

Architectural Review Committee (Cont'd.)

Pete Koccaro from Nautilus Pools came to work out the problems found at ARC. Because Gulf Breeze was permitted according to the old regulations, while the proposed pool would be subject to the Overlay Code, design is difficult. Additional complications involve setbacks and a beach access easement through the property. Patrick Ehret of Page Development was there to work out the placement problems. The design may be revised and resubmitted to ARC.

Ordinance Revisions (Cont'd.)

Betty Sue Carroll presented a draft ordinance which proposes to change PD to MPD for our area, because the conditions and reasons for this zoning designation are different from those of the County as a whole. The draft eliminates reference to ordinances other than 3-9-53, and incorporates elements of the PD zoning designation that may be changed with the proposed revision. One additional restriction, limiting the length of buildings parallel to the coastline, will be discussed again at the next meeting.

Old Business

Roxann Read distributed an article sent by Shawn Horton, which describes the difficulties that occurred in Sanford, Florida, when police began enforcing their noise ordinance.

Steve Stump said he had received copies of Sarasota's solution to the As-Builts question and reported that Charlotte County was drafting something to cover the issue.

New and Other Business

The BCC will have the first of two presentations on the revisions to the PD and Waterfront Ordinances on March 18 at 9:00am.

Landscape regulations and Beach traffic/trolley issues will be scheduled for an April Advisory Committee meeting.

Special Reports and Administration

There was no new information about the pending lawsuits.

Committee/Citizen Input and Comments

John Dubowik made some suggestions about the Gulf Breezes pool and the existing easement to the Gulf of Mexico.

Steve Stump asked about drainage and El Galeon's desire to resurface their blacktop.

Bill Miller questioned whether the Committee should be recommending a questionable pool while other structures on the property may be out of line. This generated a discussion of whether the Committee's function was to help facilitate resolution of development issues or to simply analyze compliance with the elements of the Overlay code.

No further business was addressed, and the meeting was adjourned at 12:55p.m. The next meeting will be March 19, 2008.

Respectfully submitted,
Betty Sue Carroll, Secretary