

## MINUTES, April 2, 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, Betsy McCallum, Steve Stump, and Norb Trohoski. Roxann Read from Growth Management and members of the community were also present.

### Secretary's Report

The minutes were accepted as published.

### Citizen Input

None

### Special Report

Barbara Jefferies, department head of the County Land Development Department, explained the County's new Drainage Policy, which was passed in January to take effect May 1, 2008. The new ordinance requires builders to deal with stormwater on site via "v" or "w" shaped swales, depending on whether adjacent land has been improved or not. Combined with the 1 foot limit on fill, the ordinance encourages stem wall construction. Ms. Jefferies fielded a number of questions from the Committee, particularly about the various stages of construction which require surveys and the various departments involved in the planning and permitting procedures.

Ray Cowen, a licensed Civil Engineer and resident then addressed the Committee and explained the licensing procedure, reciprocal agreements for dual (state) licensing, and survey techniques for construction.

### Architectural Review Committee

The minutes from ARC were accepted. ARC recommended denying a dock at 2835-D N. Beach Road, based on ownership of submerged land. An application to replace a deck at 2710 N. Beach Road was recommended for approval, pending determination of the deck's ownership. A preliminary review of a deck at 70 Sanddollar Land was conducted, and ARC suggested designing the deck extension and stairs to stay within setback requirements. All ARC recommendations were accepted.

### Old Business

BJ Galberaith and Roxann Read summarized their meeting with Inga Williams on March 28. Ms. Williams understood the Committee's concerns about how the proposed PD revision might affect the goals of the Community Plan and the rules implemented in the Overlay Code. She suggested eliminating PD's in our area, rather than setting restrictions on the PD concept. In discussion, there was agreement that our area still may have a need for flexible regulations within the confines of our Community Plan objectives. Changing the zoning designation to a different description from MPD was discussed. The Committee voted unanimously to proceed to Legal with the draft worked out at the last meeting. Ms. Read will consult with the Legal Department about the name of the zoning designation.

The Committee then turned to several items that need to be revised in section 3-9-53(h). First was to add MMFT and the zoning designation that will replace PD in our area. Second was to limit the dimension of a building abutting and parallel to the Gulf of Mexico or Lemon Bay to 100 feet. Third was to reinstate the requirement to separate multiple buildings on a project by a distance equal to half the height of the highest structure. Fourth was to retain the 35% lot footprint limit and the 65% Floor Area Ratio. Fifth was to provide an expiration date for building permits or DRC approvals. (The latter should agree with the time frame of the County's PD revision.) All five were voted upon and passed unanimously.

#### New Business

The Chairman reminded everyone that the PD revision will go before the BCC April 8 at 9:00AM, and urged everyone to attend. Attendance at the meeting will help demonstrate the importance of this issue to the area residents.

#### Special Reports and Administration

The Lemon Bay League is holding a forum on Regional Commonality of Concerns: Pre and Post Disaster Planning, on April 5. BJ Galberaith asked the Committee and audience to email her with suggestions and concerns and to attend the forum if possible.

The Chairman also reminded everyone to be cognizant of the Sunshine Law when sharing information. Data can be passed around, but discussions can only be held at public meetings.

#### MSTU

Steve Stump reported that DMK and Englewood Water District were present at the last meeting, which proved very productive. Strategies to replace the old six-inch line to the South end of the Island were discussed, particularly in regard to funding the project. Mr. Stump also gave the Committee information on new LED lighting that is being considered.

#### Committee/Citizen/Advisor Comments

None

The meeting was adjourned at 1:00 p.m. The next meeting will be April 16, 2008.

Respectfully submitted,  
Betty Sue Carroll, Secretary