

MINUTES, April 30, 2008: Manasota and Sandpiper Key Advisory Committee

The meeting was called to order at 9:30AM by BJ Galberaith, Chairman. In attendance were Committee members Betty Sue Carroll, John Dubowik, BJ Galberaith, 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

Roxann Read had met with Nicole Dozier, County Zoning Official and Inga Williams of Growth Management to discuss the Overlay Code for Manasota and Sandpiper Keys and the changes/amendments needed subsequent to changes in the County Zoning Code. For clarity, Ms Read distributed fresh copies, with page numbers, of the Overlay as it exists at this time.

Charlotte County is currently working with a consultant to reorganize the County Zoning Code, of which the Overlay Code will be a section. A new system of numbering will be used. Staff recommended that the Overlay Code be reorganized at this time, also, while incorporating any changes or amendments. It was also recommended that the "definitions" section be revised to include the definitions from the signage section.

Staff opinions of the revisions voted upon recently were as follows:

100 ft. building dimension – OK

½ building height between buildings – OK

MMF-T and MPD – OK

35% lot coverage – Currently in some zoning areas; needs to be added to others, except MCG (50%) and MES (10%).

FAR ratio – 60% already in document

DRC/permit approval expiration – County is currently 1 year for DRC and 6 months for building permit, with options for renewal.

Marine business buildings at seawall – OK, but Staff can't support, because Comp Plan supports marine businesses.

Density of submerged lands – Hold off as County is studying this.

There was discussion about the marine businesses and the reason the revised County Waterfront Ordinance allows building to the seawall. Roxann Read agreed to ask for the reasoning.

Once again, the question of our area needing a MPD was addresses. BJ Galberaith read a paper prepared by Tom Krebs which supported the “no rules” concept, as long as the community agreed to the plan. Ms Galberaith asked whether the decision on a planned development could be left to the affected community. Roxann Read felt that the Commissioners would welcome input from the community but would not relinquish their power to make the final decision.

The committee generally felt there was/will be a need for creative planning in various areas, but the parameters needed to be more restrictive than the County’s PD zoning. In addition, it was felt that MPD zoning should be limited to areas of a greater than average size. The size limit will be considered at the next meeting.

Roxann Read reported on several minor problems Nicole Dozier found with the MPD draft. Wording needs to be changed to avoid referring to zoning that no longer exists. Buffer language is too confusing. Reference to deed restrictions cannot be included, because the County does not get involved in agreements between individuals. A larger than average development may need more than one point of access for safety. The Committee generally recognized and agreed with these problems, but felt deed restrictions and access easements should be respected.

It was asked whether the plan should list all other zoning designations as not applicable to the Islands, and Tom Smith suggested designating what could be used in the area. A motion was made to include wording to the effect that “Any future zoning changes shall be limited to one of the existing zoning designations contained in this section (currently 3.9.53)” The motion carried unanimously.

Committee/Citizen/Advisor Comments

None

As there was no further business, the meeting was adjourned at 11:45 a.m. The next meeting will be May 7, 2008.

Respectfully submitted,
Betty Sue Carroll, Secretary