

MINUTES, May 7, 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, Randy Dahl, 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 with one typo corrected.

Citizen Input

None

Architectural Review Committee

Don Boley had asked for a preliminary review of a non-permeable ADA walkway at 190 Sand Dollar. ARC determined that the walkway did not provide access and invaded the required setbacks.

There was a request to review a dock extension and boat lift at a canal by 2835D N. Beach Rd. Title to and access to the canal and submerged land was in question.

A discussion ensued about involvement of the ARC and Advisory Committee in access and easement and deed restriction issues. BJ Galberaith had been told by County staff that there is a state law prohibiting blockage of access easements to beaches. It was suggested that SMKA remind people to bring their easement documents to MASKAC to be included in the easement records book. All felt a responsibility to protect the interests of residents but a reluctance to become involved in legal issues.

Old Business

The Chairman and Roxann Read gave the Committee an update on the amendment to the mixed use language in the Code that deals with compact developments that would allow an increase in density in specific areas on Hwys 776, 17, and 41. The "node developments are required to be 2 miles apart to avoid commercial sprawl and limit automobile traffic along those routes.

Several people brought estimates of land acreage in areas which could potentially benefit from MPD zoning. After discussion, it was unanimously decided to set a minimum of 150,000 square feet for an MPD development.

Exemption from the Waterfront Ordinance was discussed. It was generally agreed that the individual zoning district regulations covered most of the regulations.

In discussing situations which would trigger a new review by ARC and recommendation by the Advisory Committee, it was decided that recommendation would be valid for one year and that exterior changes or modification in use would trigger a new review.

Several other issues pertaining to the MPD regulations and to the revision of the Overlay Code were discussed. Roxann Read agreed to start drafting a revision of the code and to distribute drafted material by email if it is permitted by the Sunshine Law.

Special Reports and Administration

There was no new information on the pending lawsuits.

Steve Stump reported that SMKA was in the process of rewriting the By-Laws of that organization.

The next MSTU meeting will be May 14, 2008.

Committee/Citizen/Advisor Comments

There was a question from the floor as to whether the selling of shrimp from a parked truck was permissible.

As there was no further business, the meeting was adjourned at 12:05 p.m. The next meeting will be May 21, 2008.

Respectfully submitted,
Betty Sue Carroll, Secretary