

MINUTES, November 5, 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, John Dubowik, BJ Galberaith, Betsy McCallum, and Steve Stump. One member of the public was also in attendance.

Secretary's Report

Draft and final copies of the Secretary's report from the October 1 meeting were discussed. It was decided that, henceforth, draft copies of the minutes would be sent to Advisory Committee members only. Those minutes would be corrected/accepted at the following meeting and would then be distributed and posted on the County site. Minutes from the October 15 meeting were accepted with one correction – Randy Dahl had suggested that the Committee prioritize certain items and find ways to implement them.

Citizen Input

None

Architectural Review Committee

October 28, 2008:

There was question of setting precedence by changing our meeting schedule and venue to accommodate an architect. The Chairman explained that a quorum had not been available for the regularly scheduled meeting, and the project, 955 Gulf Blvd. was complex. The project in question, a single-family home design, shows various setback encroachments, as well as survey/plat discrepancies.

One additional issue brought to the Committee's attention was after-the-fact permitting, whether done in ignorance of permit requirements or in anticipation of forgiveness. Steve Stump agreed to communicate with Shawn Horton of Code Compliance and Jeff Ruggieri of Growth Management about the issue.

The other project, 1255 Gulf Blvd., has elected not to go forward.

Old Business

The question of whether to continue working out an MPD for the Islands or to remove PD/MPD from the list of zoning designations for the area came up for a vote, once again. It was decided 5:1 to keep working on an MPD that would be satisfactory to both the Committee and to County Staff.

Inga Williams' guidance had been to avoid an MPD that made any reference to previous zoning or land usage regulations, because a PD/MPD is a new zoning with new requirements. With the first issue, protection of single-family zoned areas adjacent to newly designated MPD's, three different approaches evolved:

- 1) Require that MPD developments adjacent to single-family zoned areas be developed as single-family residences.
- 2) Require that MPD developments use 50 foot side setbacks (average non-conforming lot) adjacent to single-family zoned districts.

- 3) Require side setbacks equal to the total height of the highest building.
- 4) Incorporate, per Derek Rooney's suggestion, a properly worded restriction against rezoning from MSF to MMF. (Inga Williams had agreed to help with wording.)

With the next few issues which dealt with an MPD replacing residential areas with more intense uses, there was one suggestion: to retain Inga Williams' wording in (4) (A) ii. Principal Uses and Structures, "Uses and structures permissible under the MPD district shall be equivalent to those that would otherwise be permissible on the property or properties prior to rezoning to a(n) MPD." That wording could be qualified with additional wording specifically describing what "equivalent" means.

The Chairman then asked the Committee to go over the rest of the MPD issues to try to formulate wording that satisfies the Overlay's intentions without making reference to previous zoning.

Regarding the issue of pile driving, the Chairman suggested that limiting the times, seasons, and distances from other structures, as well as possibly requiring posting of bonds to protect against damage to property or health might discourage that practice. Randy Dahl reminded the Committee that Attorney Rooney had agreed to help find a solution to the problem. Betsy McCallum reiterated that it could be listed as a prohibited land use. Again, the Chairman asked the group to come back with specific ideas.

Steve Stump reported that his meetings with Englewood Water had not helped with a solution to the fire hydrant issue. Replacement of the inadequate 6" main is not on schedule for a number of years, although plans for a very large single development might put it on the agenda. Any other ideas, such as a separate MSBU, or an impact fee "fund" were stymied by regulations separating Englewood Water governance from the County's. Mr. Stump plans to continue his dialogue with Englewood Water, in hopes of finding a solution for the "at risk" areas.

New Business and Other

Because there were a number of changes to the Overlay Code suggested by County Staff, the Chairman pointed out that the Committee should feel free to submit changes, as well. Addressing such overlooked items as boathouses and awnings was mentioned.

Committee/Citizen/Advisor Comments

None.

As there was no further business, the meeting was adjourned at 12:15 PM. The next meeting will be November 19, 2008.

Respectfully submitted,
Betty Sue Carroll, Secretary