

MINUTES, November 19, 2008: Manasota and Sandpiper Key Advisory Committee

The meeting was called to order at 9:40AM by BJ Galberaith, Chairman. In attendance were Committee members Betty Sue Carroll, Randy Dahl, BJ Galberaith, Betsy McCallum, and Norb Trohoski, as well as members of the public.

Secretary's Report

The minutes of the last meeting were read and accepted. There was discussion about delay in distribution of minutes until accepted by the Committee, but no changes were made.

Citizen Input

None

Architectural Review Committee

The regularly scheduled meeting, November 21, has been cancelled.

Old Business

The Committee began the process of editing the wording of some sections of the Overlay Code, according to recommendations from County Staff and Legal.

After considerable discussion, the Committee voted unanimously to recommend inclusion of 11 points in the MPD section. These points remove reference to prior zoning while retaining protection for properties adjacent to an MPD.

- 1) An MPD adjacent to a single family zoning district shall develop with single family units.
- 2) An MPD adjacent to a multi-family zoning district shall develop with single family or multi family units.
- 3) Side setbacks shall be 50 feet or the height of the tallest building, whichever is most restrictive.
- 4) Rear setbacks shall be 50 feet.
- 5) Front setbacks shall be 40 feet.
- 6) Setbacks shall be 50 feet from the Gulf of Mexico and Lemon Bay.
- 7) Setbacks shall be 25 feet, at any point, from other water.
- 8) Setbacks between buildings shall be 25 feet or half the building height, whichever is more restrictive.
- 9) MPDs including commercial development shall be located only between the Sweptson Bridge on Beach Rd and 1855 Gulf Blvd. and between the Sweptson Bridge and 2405 North Beach Rd.
- 10) Accessory uses and structures shall not be allowed in the setbacks.
- 11) An MPD shall be a minimum of 3 acres and have a frontage of 250 feet.

The Committee then discussed the pilings issue and unanimously agreed to recommend re-writing that section as follows:

The second sentence, beginning with “The traditional practice...” will be deleted. In its place will be the following conditions:

- 1) Pilings shall not be driven (pounded) in within 300 feet of an established residence or commercial dwelling.
- 2) Pilings shall not be driven (pounded) during the tourist season of November 1 through April 30 or June 1 through August 31.
- 3) Pilings shall only be driven (pounded) between the hours of 9:00am and 5:00pm.
- 4) Any contractor driving (pounding) pilings shall send notices to all residents explaining their time frame and providing a phone contact in case of problems.
- 5) Any contractor planning to drive (pound) pilings shall be required to post a one million dollar (\$1,000,000) bond to cover health issues and property damage.

The final sentence of that section, beginning with “Notwithstanding...” shall remain, unchanged.

The Committee recommended a minor addition to wording about dumpsters in the section on Architectural Design Standards (H) (7) b: To insert the wording, “nor within 10 feet of any property line” at the end of that sentence.

The Committee voted 4:1 to recommend addition of wording pertaining to boat houses in the Architectural Design Standards Section (H) (4) b: To insert the wording, “, and boat houses and covered lifts shall be permitted to a maximum of twenty (20) feet.”

Due to an unfortunate instance with an objectionable plans change, the Committee recommended retaining the wording, “including the exterior modification of any approved plan” in the section (d) Development Review Procedure.

Because of time constraints, the Committee was not able to complete the Discussion section of the agenda. The Chairman urged everyone to study the rest of the Discussion points and any locally pertinent additions or restrictions to the newly revised County Sign and Landscape, and Noise ordinances.

Special Reports and Administration

The DeCarlo Byron & Brown lawsuit has scheduled a court date of 11/24/08 for a Summary Judgment.

Committee/Citizen/Advisor Comments

None.

The meeting was adjourned at 12:20 PM. The next meeting will be December 3, 2008.

Respectfully submitted,
Betty Sue Carroll, Secretary