

MINUTES, December 17, 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, Steve Stump, and Norb Trohoski, as well as Tom Smith, consultant, and members of the public. Jeff Ruggieri and Roxann Read from Growth Management were also present.

The Chairman introduced the Growth Management staff members and thanked them for coming. She explained that this meeting would be held as an open forum, with citizens, as well as Committee members participating in the discussion regarding the proposed revision of the Overlay Code.

Secretary's Report

The minutes of the last meeting were accepted.

Architectural Review Committee

The White Elephant has been granted a variance for its awning.

On December 5, the ARC approved a screened lanai at 6005 N. Beach Rd. ARC did not approve a plan to replace windows and porches at 2555 N. Beach Rd, due to lack of information. The Committee did not approve 1465 Gulf Blvd., due to lack of a site plan, but that was later sent to County, and the project was approved.

There will be an ARC meeting on December 19 to review a request for a room addition to 4005 Bay Oaks Circle.

New Business

Roxann Read asked the Committee members whether they could recall the dates and lengths of their appointments.

She then distributed copies of the Overlay Code draft which has been posted on the County web site under Committees, linked to the Manasota and Sandpiper Keys Advisory Committee. Betty Sue Carroll said that the proposed revision was difficult to find, and someone had contacted her for "directions" to its location within the County website.

The Chairman first asked members of the Committee for their comments on the draft, and there were a number of suggested changes. Among them, were to reinstate the original distance from water for multi-family dwellings, to remove "abutting water" for 200' building dimension limits, to reinstate the prohibition against marine businesses building to the seawall and the requirement that parking spaces be made available for overnight rental units.

Staff was questioned on the removal of “as determined by the BCC” from the provision for natural disasters, why language pertaining to boat houses was omitted, and why language prohibiting dumpsters in setbacks was removed.

Jack Landis suggested that the time limit for review of a project by ARC be changed to 15 days from its receipt by ARC rather than 15 days from its submission to the County. The Committee voted unanimously to recommend that change.

Betsy McCallum questioned the 10% lot coverage in the MES chart, which would permit a density unit of 1 acre. After discussion and a unanimous vote, the Committee recommended changing that to 5%, (roughly ½ acre).

For clarity, BJ Galberaith asked for removal of reference to “wharves” and to leave the single reference to “rooftop livable space” in the definitions.

Tom Smith cautioned the group that the retained protection for single family properties adjacent to MPD developments could lead to legal challenges.

On the larger issues, there was considerable discussion about ways to prohibit pounding of pilings. Tom Smith reported on his discussion with Derek Rooney on this issue, and it was recommended that the Committee members call neighboring communities to find out how they handle this. Jeff Ruggieri agreed to leave the provision in the draft code for the time being.

After much discussion, there appeared to be no legally defensible way to keep the fire hydrant requirement in the Overlay Code.

The provision in the existing ordinance that the density for combined lots be calculated as the sum of the net density for the individual lots prompted discussion. The Committee voted to recommend that current method be kept, with an added provision that net density would be no less than 80% of the potential gross density.

The Committee then requested that Roxann Read send them copies of any emails or responses to the web posting of the draft ordinance.

Randy Dahl spoke for the Committee in voicing appreciation to Jeff Ruggieri and Roxann Read for all their help.

The meeting was adjourned at 12:25 PM. The next meeting will be January 7, 2009 and will be followed by an open presentation to the community to be held at 6:00PM at Tringali Center.

Respectfully submitted,
Betty Sue Carroll, Secretary