

MINUTES, February 4, 2009: 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, John Dubowik, Randy Dahl, BJ Galberaith, and Norb Trohoski. Also present were Roxann Read of Growth Management and members of the public.

Important Dates

2.9.09: Overlay Code goes before P&Z.

3.17.09: Overlay Code goes before BCC.

4.21.09: Overlay Code goes before BCC for final decision.

Secretary's Report

The minutes of the last meeting were accepted.

Architectural Review Committee

BJ Galberaith, reporting for ARC, told the Committee that two projects were scheduled to present at the meeting on February 6. They are the Holske house, 3065 N. Beach Rd. and a pool for Garcia, 1465 Gulf Blvd. Roxann Read passed around a letter received from Mr. Shifflett, 3085 Bay Oaks Circle, promising to comply with the two remaining problems (lighting and trim) found with his design.

Randy Dahl showed the Committee a notice that had been placed in the Englewood Sun-Herald inviting people opposed to the Manasota Key Plan to attend Friday's ARC meeting. The notice stated that there would be presentations and a discussion of the recently settled lawsuits. Since no one knew anything about the notice, the Chairman called the paper to explain the function of ARC versus MASKAC and to ask for a correction. The newspaper said that the notice had been submitted as an email from an architect and that they would print a retraction.

Old Business

There was discussion about issues that may have come out of the January 7 open meeting. Betty Sue Carroll commented that the architect Elaine Miller-Sanchez may have some misconceptions about the goals of the community as set forth in the Community Plan and Overlay Code.

New Business

The next order of business was planning for the P&Z meeting on February 9. Several Committee members expressed surprise at the addition of allowing structures in setbacks to the list of unresolved issues.

Because the Committee had not been allowed to see the final draft before it was posted for submission to P&Z there were a number of comments and corrections found by the members. Randy Dahl pointed out an apparent conflict between the Variance and Development Review procedures and the charter for MASKAC. Betty Sue Carroll commented that Jeff Ruggieri had agreed at the December 17 meeting to leave the prohibition against pounding pilings in

the Code until an alternate solution could be found. BJ Galberaith noted that all language pertaining to allowed density had been removed from the MPD zoning district.

In the interest of time, the Chairman asked the Committee to address the “Unresolved Issues Matrix” by discussing the “Possible Alternative Actions”. Regarding pile driving, the Committee voted unanimously to recommend #1, which prohibits pile driving. The Committee also voted to recommend reinstatement of the Fire Hydrants section. The Committee did not feel either “alternative actions” would be feasible for potential MPD developments with narrow road frontage, and voted to recommend a minimum road frontage requirement for MPD development of 500 feet. For measurement of density when lots are combined, the Committee voted to recommend #2, retaining the language restricting density to the sum of the density of the individual lots, but limiting the perceived loss of density to 20%. On the subject of allowing structures within setbacks, the Committee’s position was that fencing along the side property lines should be in the Overlay Code and recommended inserting language on fencing as originally described in the Community Plan. Roxann Read agreed to remove fencing from the zoning section, draft language reflecting the Community Plan’s original fencing section, and consolidate it in the Architecture section with the other fencing parameters. The Committee reiterated its position of encouraging roof overhangs and awnings, as long as they do not encroach on the setbacks.

Special Reports and Administration

The Chairman announced that Steve Stump has resigned from the Advisory Committee and asked the group to be on the lookout for a replacement volunteer.

There was discussion about rumors concerning auctions of two properties on Manasota Key.

The next MSTU meeting will be February 11, 2009.

The next SMKA meeting will be February 9 at 2:00PM. Commissioner Skidmore will be the guest speaker.

Committee Members and Advisor’s Comments

The Chairman addressed the problem of a conflict between the SMKA Annual Meeting and the February 9 meeting of P&Z. She asked which Advisory Committee members would be attending P&Z.

Citizen Input

Bill Miller suggested providing bus service to take people to Murdock for the BCC meetings on March 17 and April 21. That project will be discussed at the SMKA meeting on February 9.

The meeting was adjourned at 12:20 PM. The next meeting will be February 18, 2009.

Respectfully submitted,
Betty Sue Carroll, Secretary