

MINUTES, April 15, 2009: 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, Phil Eason, BJ Galberaith, and Norb Trohoski, as well as a number of residents and interested parties. Roxann Read from Growth Management was also present.

Secretary's Report

The minutes of the last meeting were accepted as read.

Architectural Review Committee

The next meeting will be April 17, with several projects scheduled to review.

New Business: Phil Eason Discussion on Fire Hydrants

Phil Eason attended the March 19, 2009 Englewood Water District Board of Supervisors meeting and distributed a complete report of his findings via email. In summary, there were no plans to replace the 6" water main in the near future and no funds available to add hydrants to the areas served by the 8" main. The Board was unable or unwilling to break out the portion of their budget that is derived from our area. All monies are collected from impact fees, and projects are done in order of greatest perceived need. The group was not adverse to adding hydrants in our areas if alternate funding was available. Mr. Eason suggested follow-up attendance at the meetings to keep our needs on the radar.

On April 6 Mr. Eason received further information from Jay Linden, chief engineer of EWD, which showed that tested water pressure was adequate on the south end of the Key. This implies that low flow or volume might be the problem, which can be caused by small supply lines. Mr. Linden also has obtained agreement from DEP and the Englewood Fire Chief to the installation of 2 ½ inch "fire posts" in areas with the 6" main, as well as added hydrants on the north portion of the Key. There would be no charge for installation as long as other funds were available to provide the hydrants and fire posts. After discussion, a motion was passed to formally request that MSTU fund the most crucial fire hydrants and fire posts. The Secretary will draft the request in the form of a letter to the MSTU.

Citizen Input

Dry hydrants (using seawater) were discussed as an alternative, although there are a number of problems associated with this system.

Old Business

The Chairman asked Roxann Read whether she had any further information from legal on was to deal with pile-driving. Ms. Read replied that she had no further information.

When asked about allocation of Advisory Committee members by representation of interest groups, Ms. Read replied that Staff wished to allocate or appoint members specifically to represent separate groups, whereas the Committee has traditionally required only that there be representation of each group by one or more members. In a theoretical situation where the Committee needed a new member to represent MSTU, a member of MSTU must be persuaded to volunteer, even if there was another member of MSTU currently serving on the Committee. In Ms. Read's opinion, the Committee would continue to function with a vacancy rather than change the allocation of representation.

Old Business: Phil Eason's Recommended Adjustments to Zoning Regulations

The Committee then addressed the recommendations Phil Eason had distributed to the group on March 9. The Chairman noted that nothing would be voted upon at this time.

NO FILL: Originally, this provision was intended to protect adjacent properties from flooding due to raised grades of new construction. Mr. Eason argued that a certain amount of fill and grading was required and that County Code had provisions to address drainage.

LIGHTING: The Chairman said the requirement for low level lighting was to prevent light pollution (dark skies) and to protect adjacent properties. Mr. Eason maintained that owners wanted overhead lights on lanais and outdoor spaces. Other Committee members felt both conditions could be met.

LANDSCAPE PLAN FOR SINGLE FAMILY CONSTRUCTION: Mr. Eason felt that requirement was unnecessary at the beginning of single family projects, and other members agreed but felt guidelines needed to be provided early.

WINDOW TRIM: Originally, this provision was recommended by consultant Kimley-Horn as a way of promoting quality construction. Mr. Eason and other members felt that this requirement limited quality architectural design.

GARAGE PLACEMENT: Originally a way of promoting quality construction, Mr. Eason and others felt this requirement limited architectural design.

NON-REFLECTIVE ROOF MATERIALS: Originally to protect adjacent properties and road traffic from glare. There was agreement that this needed to be revisited, because the most common metal roofs may be reflective for a short period of time.

LATTICE: There was agreement that wording needed to be changed to provide for alternative screening.

IN-GROUND POOLS/SPAS: Originally as a protection against hurricane damage from empty pools and spas. It was suggested that requiring that such items be secured would be adequate prevention.

Due to time constraints, this discussion was tabled until the next meeting.

Committee Members and Advisor's Comments

The Chairman brought up the question of a summer hiatus for the Committee. It was generally agreed that we needed to continue working on suggested adjustments to the Overlay Code while the momentum and interest is high, even though actual revision will not be drafted until fall. Phil Eason pointed out that we needed to address multi-family problems with the Overlay Code as well as single family. The Chairman pointed out that

revision to the sign ordinance needs to be undertaken, also. As “homework” the Chairman asked the Committee to read through the County’s new sign ordinance, our standing ordinance, and the Charlotte Harbor CRA ordinance and come with specific suggestions. Also, everyone was asked to try to detail their summer vacation plans as specifically as possible, in order to ensure a quorum for scheduling meetings and to schedule a summer hiatus.

Citizen Input

Bill Miller suggested that we bill the fall public meetings a “Five Year Review” of the Overlay Code, giving the citizens an opportunity to evaluate the success of the Community Plan and Codes.

The meeting was adjourned at 12:35PM. The next meeting will be May 6, 2009.

Respectfully submitted,
Betty Sue Carroll, Secretary