

**Manasota and Sandpiper Key Advisory Committee
Meeting Minutes
Nov. 17, 2010**

Call to Order

The meeting was called to order at 9:00 a.m. by Chair Jack Landis. All members were present: Tom Dignam, Andrea Barber, Bill Stiver, Betty Sue Carroll, BJ Galberaith, Wayne Largent and Jack Landis. Roxann Read attended as Building and Growth Management Staff Liaison.

Minutes

Minutes from the Oct. 20, 2010 regular meeting were reviewed. Tom Dignam made a motion to approve the minutes and Wayne Largent seconded. Motion passed. Minutes from the Nov. 11 special ARC meeting were reviewed. Betty Sue Carroll made a motion to approve the minutes and Tom Dignam seconded. Wayne Largent requested to remove the sentence "According to the overlay, 20% of the area needs to be greenery." Committee members stated they could not find that language in the overlay. Betty Sue revised the motion to approve with the sentence removed and the following sentence revised and Wayne seconded. Motion passed.

ARC Items

Francis Dumont presented a proposed face change for the sign at the old Sunset's Restaurant. After discussion, Wayne Largent made a motion to approve the face change and Tom Dignam seconded. Motion passed.

Roxann gave the committee information on a pending permit to convert a garage to living space. Since there were no structural architectural features associated with the permit, there was nothing for the ARC to review. Roxann confirmed with the ARC that they would be reviewing only those permits involving structural architectural features that were specifically addressed in the overlay. The ARC agreed with this approach.

This led to a discussion of the handling of ARC recommendations. Wayne suggested that the ARCs recommendations could be based on the ARCs interpretation of the intent of the overlay and that county staff would not be bound by the ARCs recommendation. The committee agreed with this recommendation. Roxann presented a list of suggested meeting dates incorporating special meetings for the ARC that will satisfy the 15 day review period requirement.

Sunshine Discussion

Kira Honse, Charlotte County Attorney's office, discussed the Sunshine Law requirements with the committee.

New Business

Copies of the Community Plan and the proposed revisions to the overlay were given to all members. Chair Landis reported on his meeting with Jeff Ruggieri, Derek Rooney and Roxann Read. He reported that the bylaws were discussed as well as how to proceed with revisions to the overlay.

The Community Plan's relationship to the zoning overlay was discussed as well as a discrepancy between the Community Plan language and the zoning overlay language. BJ Galberaith made a motion that the advisory committee focus on the overlay instead of the community plan and Bill Stiver seconded. Wayne then read to the members the portion of the bylaws that addresses the advisory committee's purpose and the motion was withdrawn. Wayne made a motion that the advisory committee consider the community plan a historic and

visionary document and focus instead on the revisions to the zoning overlay. Bill Stiver seconded. Motion passed.

Discussion ensued about how to approach the overlay revisions; either by section, topic or zoning district. Wayne made a motion to approach the revisions by zoning district and BJ seconded. After discussion, the motion was withdrawn. Wayne made a motion for committee members to suggest a list of topics to staff. Staff will compile the list, suggest dates and bring this back to the Dec. 15 regular meeting for approval. Jack seconded the motion. Motion passed. The committee decided to discuss the issue of height and setbacks at the Dec. 15 regular meeting. This meeting will consist of the committee discussing these issues and taking public comment.

The committee discussed ways to remedy pressing issues resulting from conflicts in the code. The immediate issues are: location of fences, landscaping requirements and side stepped setbacks. Bill Stiver made a motion to ask the zoning official to grant administrative relief to applicants concerning these issues so that the applicants would not have to request variances. Andrea Barber seconded. Motion passed.

The committee members inquired about the status of the Weston's rezoning application. Roxann informed the committee that as of this date, the petition will not be moving forward as the property owner had requested that the petition be withdrawn.

Public Comment:

One citizen commented that no paid parking should be allowed in the Environmentally Sensitive zoning district. He would like to see this revision made to the zoning overlay. Roxann will investigate this further.

The next regular meeting of the Manasota and Sandpiper Key Advisory Committee will be on Dec. 15 at 9 a.m.

Andrea Barber made a motion to adjourn and Jack Landis seconded. Meeting was adjourned at 11:57 a.m.