

**Manasota and Sandpiper Key Advisory Committee  
Meeting Minutes  
Feb. 2, 2011**

**Call to Order**

The meeting was called to order at 9:00 a.m. by Chair Jack Landis. All members were present with the exception of Bill Stiver. Roxann Read attended as Building and Growth Management Staff Liaison.

**Minutes**

Minutes from the Jan. 19, 2011 regular meeting were reviewed. Tom Dignam made a motion to approve the minutes with two corrections and BJ Galberaith seconded. Motion passed.

**ARC Items**

There were no ARC items to review.

**Old Business**

The proposed schedule to meet twice a month through June to work on overlay revisions was approved by the BCC.

Roxann proposed some revisions to Chair Landis' building height definition, noting a typographical error and adding a definition for "appurtenances". She noted that the definition for NGVD will be added to the draft as well as the definition for rooftop livable space with "swimming pool" being removed. BJ Galberaith made a motion to accept the staff's proposed revisions with two minor changes – removing the "0" from "0 NGVD" and correcting the typographical error. Wayne seconded and the motion passed.

The committee discussed how the incremental revisions would be handled by staff – if the changes would be posted online incrementally. Roxann will check into sending the incremental changes to the committee only instead of posting them online.

Chair Landis advised the committee that he spoke to Commissioner Skidmore regarding the pile driving issue. The Commissioner stated he would take care of it. Jack plans to speak to someone in the building department in Sarasota County.

Roxann will clarify with Chris on the FDEP requirement for 19'4" lowest minimum habitable floor. Betty Sue asked if development standards could be based on use instead of zoning district. Roxann will check into this and report back at the next meeting.

**New Business**

The definition of setbacks was discussed. Wayne made a motion that the definition of setbacks as used in the overlay code serve as the committee's recommendation. Tom seconded. A discussion concerning substandard lots ensued. The motion then passed unanimously. The method for determining setbacks was discussed. It was decided that this would be discussed as the individual zoning districts were reviewed in upcoming meetings.

The definition of buffer strip was discussed at length. Wayne suggested that all committee members agree to use the overlay draft presented at the Aug. 30, 2010 meeting as a baseline and if other language is proposed by committee members, that the member bring enough copies for all members to follow along. The relationship between the Community Plan and the overlay draft was explained and discussed. Wayne suggested a revision to the definition of buffer strip as follows:

***Buffer strip shall mean an side setback area of at least ten (10) feet in width located immediately adjacent and parallel to the side-lot boundary consisting of green, open areas without surfaces, driveways or private roads. A buffer strip ~~of a corner lot abutting at least two (2) public roads~~ may contain a sole driveway crossover provided said driveway crossover shall be the only vehicular access permitted for said parcel. Buffer strips ~~meet the requirements of the buffer code~~ and include vegetation that screens new development from existing development. A corner lot may have a driveway access.***

Betty Sue made a motion to accept this definition of buffer strip and Andrea seconded. Discussion ensued. Wayne made a motion to eliminate the last sentence concerning the corner lot and Andrea seconded. Both motions passed unanimously.

The committee then discussed the definition of green space. Wayne made a motion that no definition was needed and BJ seconded. Motion passed.

The committee commented that three topics had been discussed and decisions reached in one meeting. Roxann will revise the topic schedule accordingly. The Lefave property was discussed and Roxann will check into vested rights on this property.

**Public Comment:**

Roxann congratulated the committee on the healthy, respectful debate that occurred during today's meeting as revised language was discussed.

The next meeting of the Manasota and Sandpiper Key Advisory Committee will be on Feb. 16.

Wayne Largent made a motion to adjourn and Tom Dignam seconded. Meeting was adjourned at 11:15 a.m.



Chairman Jack Landis