

Manasota and Sandpiper Key Advisory Committee
Meeting Minutes
March 16, 2011

Call to Order

The meeting was called to order at 9:02 a.m. by Chairman Jack Landis. All members were present with the exception of Tom Dignam. There is still one vacancy on the board. Roxanne Read was unable to attend so there was not a liaison from the Building and Growth Management Staff.

Minutes

Minutes from the March 2, 2011 regular meeting were reviewed. Wayne Largent moved for the approval of the minutes, seconded by Jack. Discussion included three changes to the minutes. The first change was under New Business, Paragraph three, Line one – the word additional was added at the end of that line so it was “No additional changes were suggested by the committee”. Further down in that paragraph on line six – “the word maximum was added – “find out the minimum & maximum driveway width”. The last changes were the word requires was changed to “allows.

After these changes were made, Andrea moved to accept the minutes with the changes. Wayne seconded and all approved.

ARC

There were no ARC items to review.

New Business

Jack said we need a definition for greenbelt. B.J. will research & get exact definition for greenbelt.

Municode – Online existing code for county.

Setbacks, Driveways & Landscaping: Betty Sue explained her research – discussion followed. Jack suggested going through each item.

Wayne moved to insert table side description into side interior. Andrea seconded. Discussion followed – motion withdrawn. Jack will draw up suggested definition of setback calculation and forward to everyone. Betty Sue – minimal habitable floor.

Wayne made the following motion: “When lots are non-conforming, each side interior setback shall be equal to 20% of the width or as above, whichever is less.” Andrea seconded. Passed unanimously.

Betty Sue moved we draft – B.J. suggested to table that discussion until next meeting.

9vii – Heading changed to Setbacks, Driveways & Greenspace. Seconded by Betty Sue, Discussion followed. Vote – 4 against – Betty Sue for. Heading remains the same.

Jack made a motion to remove the following verbiage under Setbacks, Driveways, and Landscaping: “All setbacks shall be landscaped. Thirty percent of the front yard and a minimum of ten feet of the side setback areas shall be landscaped with living plant material. Sidewalks and opaque walls or fences are

permissible within the setback areas. " Wayne seconded. Discussion followed. The vote: Jack & Wayne yes; B.J., Betty Sue & Andrea no. Motion defeated.

Under setbacks of all lots, Wayne made a motion stating that setbacks of all lots shall be green or natural areas with the list of exceptions that follow. Betty Sue seconded. Discussion followed. Wayne amended motion to eliminate unencumbered. Betty Sue seconded. The vote: Betty Sue – no, Jack, Wayne, Andrea & B.J. yes – motion carries.

Paragraph "a" – Betty Sue made a motion that the first exception shall be "The outside 10' perimeter buffer strips shall contain no structures other than walls/fences and a walkway that connects a dock to the property, nor shall it be used for parking spaces or as a driveway parallel to the lot line." Wayne seconded. B.J. changed it to walls/fences. Betty Sue amended motion, B.J. seconded. The vote: Wayne, B.J., Betty Sue & I – yes; Jack no.

Paragraph "c" Wayne made a new motion to read "All walkways, patios, driveways, parking areas, or other ground level amenities outside the building footprint must be constructed of permeable materials. B.J. seconded. Passed unanimously.

Paragraph "d" – Wayne made a motion "Permeable patios are permissible, waterside, to within 5' of the shoreline or seawall. " Betty Sue seconded. Betty Sue, Wayne, & Andrea yes; Jack & B.J. no. Motion passed.

Paragraph "e" – Betty Sue made a motion to accept the following paragraph – "roof overhangs or gutters, entrance stoops, awnings or shutters, chimneys and unroofed, unenclosed balconies may project no more than 2' into the setbacks." no second. Wayne changed 2' to 3', Andrea seconded. Jack, Betty Sue & B.J. – no; Wayne & Andrea – yes. Motion defeated. Betty Sue moved to accept "e" w/18" – no second.

Paragraph "f" – Betty Sue made a motion to "when developments are placed over two or more lots, an additional ten feet of buffer strip will be required alongside and parallel to both side boundaries of the project to soften the effect of large buildings and to preserve aggregate green space." B.J. seconded. B.J. and Andrea yes; Jack, Betty Sue, and Wayne – no. Motion defeated.

B.J. moved to put the following insert: "Buffer strips within single residential developments on any (2) or more lots that are shown on the zoning atlas on the effective date of the overlay code shall contain the same number of buffer strips as the original lots would contain if these lots were developed individually. These buffer strips shall be shown along and parallel to the side boundaries of the project. All yards, interior setbacks and building heights shall apply to these structures, even if all buildings are part of the same development." The vote: Jack no; B.J., Betty Sue, Wayne & Andrea yes – Motion passed.

There was no additional discussion.

Wayne moved to adjourn 10:50. Jack seconded, passed unanimously.

 J. K. Fawcett, Chairman