

Manasota and Sandpiper Key Advisory Committee
Meeting Minutes
April 6, 2011

Call to Order

The meeting was called to order at 9:05 a.m. by Chair Jack Landis. All members were present with the exception of BJ Galberaith. There is one vacancy on the board. Roxann Read attended as Building and Growth Management Staff Liaison.

Minutes

Minutes from the March 16, 2011 regular meeting were reviewed. Many changes were discussed and clarified. Andrea will correct the minutes and they will be distributed to the members when corrections are made.

ARC Items

The committee reviewed plans for a pool at 1230 Gulf Blvd. Wayne made a motion to approve the pool as presented and Tom seconded. Motion passed.

Old Business

There was no staff update due to the changes in the previous meeting's minutes. Chair Landis led a discussion on setback calculations. He and Vice Chair Largent stated that they didn't want anything in the overlay that referred back to County Code. Chair Landis proposed to insert the wording from 3-9-98(c)(7) into the overlay as Appendix I or into the definition section. This was discussed and a decision will be postponed until the next meeting.

This led to a discussion about the mission of the committee in relation to the overlay revisions. Roxann cautioned the committee that some of their suggested changes would not be supported by staff. In particular, the following addition to the MSF zoning district approved by the committee at the March 16 meeting:

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.

Roxann then discussed the need to balance all aspects of the community in planning decisions with respect to language in the overlay. She informed the committee that staff's revisions were to eliminate problematic language from a legal standpoint and to make the code more user friendly. The committee's work has been more in depth and tends toward more restrictions for property owners. Roxann informed the committee that increased restrictions would not be supported by county staff. Chair Landis inquired about meeting with staff on Thursday, April 14 to further discuss the committee's progress on this project.

New Business

The committee then discussed MMF development standards. The revision to the side setback abutting water was discussed. The current overlay shows the setback at 35 ft. The suggested revision is 20 ft. to be consistent with other zoning districts in the overlay and also consistent with the waterfront ordinance.

Roxann agreed to work on a definition of landscaping for the next meeting. The committee discussed their desire to keep the pile driving language in the overlay.

Committee Members' Comments:

None

Public Comment:

None

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

A handwritten signature in black ink, appearing to read "J. Landis". The signature is written in a cursive style with a large, looping initial "J".

Chair Jack Landis