

**Manasota and Sandpiper Key Advisory Committee**  
**Meeting Minutes**  
**May 4, 2011**

**Call to Order**

The meeting was called to order at 9:00 a.m. by Chair Jack Landis. All members were present. There is one vacancy on the board. Roxann Read attended as Building and Growth Management Staff Liaison and arrived at 10:30 a.m. due to a previously scheduled appointment. Chair Landis stated that a workshop was held before Roxann arrived. Topics discussed were the vested rights issue, summer vacations and reappointments to the committee.

**Minutes**

Tom Dignam made a motion to approve the April 20, 2011 minutes. Wayne seconded. Motion passed.

**ARC Items**

There were no ARC items.

**Old Business**

BJ Galberaith inquired about the elimination of the MMFT district. Since both staff and the legal dept. agree with eliminating the district, Chair Landis made a motion to take the motion from the April 20<sup>th</sup> meeting off the table. Wayne seconded the motion. Motion passed to eliminate the MMFT zoning district.

BJ made a motion to move "professional and business services" from the Principal Uses and Structures section in the MCT district to the Special Exceptions section. Wayne seconded. Motion passed.

BJ made a motion to revise the language on page 12, line 16 of the August 2010 draft to read: "Personal services; excluding poodle parlors and animal grooming shops". Tom seconded. Motion passed with 4-2 vote.

BJ made a motion to revise the "professional and business services" phrase to read: "Professional and business services excluding schools, automobile brokers and laboratories" to match the language in the MCG zoning district. This new language will be in the Special Exceptions section. Tom seconded. Motion passed.

**New Business**

Wayne made a motion to add the following sentence to page 15, line 23: "Additionally, the applicant for a PD shall appear before the Manasota and Sandpiper Key Advisory Committee (MASKAC), prior to PD concept plan approval, as this approval is outlined by subsection 3-9-49(d)(2)." Betty Sue seconded. Motion passed.

Betty Sue made a motion to revise page 16, line 4 to read: "In no case shall multi-family dwellings, hotels or motels replace single-family dwellings." BJ seconded. Motion passed.

Wayne made a motion that the "Prohibited Uses and Structures" section be reinserted. BJ seconded. The committee discussed the "no variance" clause. Betty Sue made a motion to strike the "no variance" sentence. Jack seconded. Motion passed with a 4-2 vote. Motion passed to reinsert the section, eliminating the "no variance" sentence.

Wayne made a motion that the "Special Exception" section be reinserted. BJ seconded. Roxann explained that both the Prohibited Uses and Structures and the Special Exception

sections were not recommended in PD zoning standards. Motion passed with 5-1 vote. The matter of referring to previous zoning districts was discussed.

The development standards table was discussed. Betty Sue made a motion to reduce the minimum lot area to 65,000 square feet. Jack seconded. Motion failed.

Wayne made a motion to revise the side setbacks to read "25 ft." Andrea seconded. Motion passed.

Betty Sue made a motion to revise the setbacks "abutting water other than the Gulf of Mexico" to 35 ft. BJ seconded. Motion failed with a 3-3 vote.

Wayne made a motion to revise the setbacks "abutting water other than the Gulf of Mexico" to read 25 ft. Jack seconded. Motion passed with a 4-2 vote.

Betty Sue made a motion to remove the phrase "abutting water" from the "Building length of width" under Bulk. BJ seconded. Motion passed.

The committee inquired if the lot coverage and maximum FAR were consistent. Roxann will check this out.

Betty Sue made a motion to continue to use the building height language in the current overlay. BJ seconded. Wayne made a motion to revise the language to read: "Building Height: 43' and 2 stories or 52' and 3 stories for land previously zoned for districts which allowed such height." Betty Sue seconded. Motion passed.

The committee inquired about the phrase "as defined in this section" on page 17, line 5. Roxann will check into this.

BJ made a motion to eliminate driveways and parking in side setbacks, making corner lots a special exception. After discussion, she withdrew her motion.

A definition of landscaping was discussed. Betty Sue was asked to provide a definition of landscaping and pervious surface.

**Committee Members' Comments:**

None.

**Public Comment:**

None

Tom Dignam made a motion to adjourn and Wayne Largent seconded. Meeting was adjourned at 11:50 a.m.



Chair Jack Landis