

## MANASOTA AND SANDPIPER KEY ADVISORY MINUTES

March 20, 2013

The meeting was called to order by Wayne Largent, Chairman. Present were Betty Sue Carroll, Wayne Largent, Tom Dignam, Jack Landis, Andrea Barber and BJ Galberaith. Buddy Braselton attended representing Charlotte Co. Commissioner Bill Truex and Tina Bernd-Cohen joined the committee to discuss the Overlay Code and members of the community were in attendance.

**Minutes** of 2-20-13 were approved.

Wayne started the meeting with Commissioner Truex's review of the Overlay's rewrite. Some of the considerations included to leave in the Manasota Key zoning district of planned development. Commissioner Truex explained often non local developers envision Miami Beach beautiful and do not understand Manasota Key beautiful. He also recommended allowing down zoning of residential property to support more flexibility.

Rebuilding after a major disaster approved by the BoCC, (replacing on the original foot print) was discussed. It was agreed the ordinance was necessary for nonconforming multifamily dwellings to allow them to maintain their density. The consideration of allowing single family dwellings the ability to relocate to a more favorable location on the existing lot was discussed.

Pile driving by hammer or vibratory drilling was discussed. Commissioner Truex stated when his firm was building on Manasota Key they choose the vibratory method so as not to damage adjoining property. Consideration by the committee was given to strengthen the ordinance to protect neighboring properties.

Roof top livable space was discussed. And Commissioner Truex did recommend we allow lightning rods up to 24 inches.

Commissioner Truex suggested Advisory Committee develop their own standards for nonconforming lots or replace Waterfront code with standalone Overlay code.

Wayne Thanked the Commissioner on behalf of the committee for attending our meeting and for reviewing the Overlay rewrite. Commissioner Truex stated he supported our Advisory Committee and the Overlay Code.

### **ARC**

5151 The Point, application for a boat lift was recommended approved

222 Mockingbird Lane, application for a boat lift was recommended approved

105 Wilhelm Dr., application for a variance from the Waterfront Code was discussed and postponed.

The application was reviewed by staff who interpreted the property was nonconforming and therefore not required to adhere to the side buffer strips.

Frances Dumont announced his upcoming event should not expect over 500 people.

Jack Landis gave the committee an update on Lemon Bay Cove application to build docks in Lemon Bay.

Tina told the committee she would provide a written paper on the pros and cons of today's discussion for the committee to review and discuss.

Next meeting will be April 3, 2013

Respectfully submitted,

BJ Galberaith

A handwritten signature in black ink, appearing to read "Wag" followed by a stylized flourish that could be interpreted as "Galberaith".