

MANASOTA AND SANDPIPER KEY ADVISORY COMMITTEE MINUTES

MAY 1, 2013

The meeting was called to order by Wayne Largent, Chairman. Present were Wayne Largent, Jack Landis, Andrea Barber, BJ Galberaith, Betty Sue Carroll and Tom Dignam. Buddy Braselton attended representing Charlotte Co. Many members of the community and press also attended.

Minutes of 4-3-13 and 4-17-13 were approved as written.

ARCHITECTURAL

5521 The Point, Phil Eason read a letter signed from Laura Bresnahan of Konstant Architectural Planning clarifying the 10 points the Architectural Committee had requested at their 4-17-13 meeting. Corrections were also made to the construction plans. The preliminary plans were recommended for approval.

Lemon Bay Cove - Beach Rd., Sandpiper Key Tim Roane of DMK presented the Preliminary plan, that has not been considered by the County nor approved by the Army Corps. of Engineers. Many residents spoke about their concerns regarding the development of these wet lands. Among several concerns were the decisions of the developers to assume fill was permitted within the footprint of the building even though they were not using stem walls, fill was allowable for site access, utility coverage, and storm water management areas which would be filled to develop dry storm water areas. The committee believed Lemon Bay Cove developers fill intentions were not in compliance with the intent of the Overlay Code and would allow 1.95 acres to be completely raised. Because the site is over Wulfert Muck, poorly drained and has severe limitations for development fill requirements could easily be several feet deep.

The Lemon Bay Cove docking request would interfere with the boating channel. This narrow channel is the only access large boats and sailboats have to reach Lemon Bay and Stump Pass. During medium and low tides residents and guests use this channel as Sky Alley is impassible. The committee also noted the docking facilities would interfere with Charlotte County's plans to develop a Mooring field.

The Committee noted the traffic problem which would develop on Beach Rd. as a turning lane is not included on the plans.

A resident with mitigation experience discussed the normal mitigation requirements were 2 ½ to 3 units per acre, his concern was the developers had negotiated one mitigation unit per acre. To him, this seemed unreasonable with the amount of area in this proposal that is completely underwater at high tide. The mitigation offer by the developer does nothing to preserve or restore the aquatic environment in the damaged area.

Many residents discussed the fish habitat of the area of this project. This is a prime area in Lemon Bay for the protection and development of baby fish. Grouper, snapper, sea trout, snook, jack, redfish and

Sheephead are commonly seen in the area. Dolphins and young sharks feed in the area while manatees seem to love the underwater vegetation.

The committee was concerned with the discrepancy in the proposal between the statements of 12 single family structures and the reference to 12 multi-family developments.

Numerous environmental concerns were noted by the attendees.

A member of the MSTU commented the proposed plan would interfere with the Community Master Plan.

Information was not available for the Advisory Committee to determine other factors related to the proposal. The Committee recommended disapproval of this proposal unanimously.

1435 Gulf Blvd. An application to reduce the size of a non conforming dock and add a 10 ft. lift to the waterside of a private canal was extensively discussed. Buddy informed the Committee that because they were reducing the size of the non-conforming dock it was permissible to extend beyond the 25% limit. The application was recommended for approval.

2845 N. Beach Rd. an application for a fence permit – The applicants Mr. & Mrs. Melcherter stated because he was handicapped they needed their dogs to alarm them of intruders. The dogs were small and could burrow through the required wildlife openings. The Melcherter's were requesting not to be required to provide wildlife openings to their fence. The Committee recommended approval to illuminate wildlife openings.

Wayne discussed with the Committee the status of the Overlay Code revisions. He described the County meeting taking place during the Advisory Committee meeting.

Committee Members comments - The Committee was informed that live chickens and roosters were running wild on Coquina Lane. Buddy recommended the contacting Code Compliance. The Committee was informed motor boat rental was being advertised and sold on the Key. Buddy recommended contacting Code Compliance. The Committee asked about the 6 applications from Flounders Restaurant, Buddy stated only one had been reviewed by himself and it did not adhere to the Overlay Code. Buddy also related that Frances Dumont had been approved for the open seat on the Advisory Committee.

The Committee adjourned at 10:35.

Next meeting 5-15-13

Respectfully submitted,

BJ Galberaith

Handwritten signatures of Wayne and Buddy. The signature on the left is 'Way' and the signature on the right is 'Buddy'.