

# **MANASOTA AND SANDPIPER KEY ADVISORY COMMITTEE MINUTES**

**August 7, 2013**

The meeting was called to order by Wayne Largent Chairman, at 9:00 AM. Present were Andrea Barber, Betty Sue Carroll, BJ Galberaith, Francis Dumont, and Wayne Largent. Tom Dignam and Jack Landis were excused and absent. Shaun Cullinan, Buddy Braselton and Josh Moye attended representing Charlotte Co. Tim Krebs and several members of the community also attended.

**Minutes** of 7-17-13 were approved as written.

## **ARC**

4005 N. Beach Rd. application for a hobby room, full bath and laundry room located over a nonconforming garage. Property is located in MSF (a single family neighborhood), and a single family restricted development the building is presently being used as a duplex. Richard Liebold and Penny Raikes discussed their concerns. Glen Ellison, Builder spoke for the absent owners. Shaun stated the County had not verified the project for the 50/50 rule. County staff indicated to the neighbors they expected the addition to be converted into a third apartment. The committee recommended denial as the nonconforming detached garage, an accessory structure, was in front of the leading edge of the house, located in the side setback and not reviewed for the 50/50 rule.

4005 N. Beach Rd. application for a lattice fence permit. The committee's concerns were the lattice did not adhere to the letter of the architectural ordinance. The pool was not fenced and they had safety concerns. Committee voted 2-2 to recommend denial; Wayne stated we would take no action on the application. The builder stated the County had already approved the application.

2395N. Beach Rd. located in MCT zoning is an application to remodel interior and exterior of building to create a restaurant. The application to add additions of a screened porch for refrigerators extend the lanai with an open bar and build a deck. Owner George Ristovski and Jeff Mathews appeared to present the project. Committee recommended approval.

## **REVIEW OF ISSUES IDENTIFIED AT BCC MEETING**

Opening statement by Chairman Wayne Largent stated he interpreted the resolution for the Advisory committee to require the committee to meet once a month and meet for Architectural review as needed. As we were an advertised meeting and under sunshine, he interpreted our resolution to allow discussions on the BCC identified issues, but not voting on issues. Shaun disagreed, suggesting we were only allowed to meet once a month. He interpreted the resolution to mean the committee may only discuss Advisory business at one meeting per month.

The first issue identified was pile driving, Shaun stated nothing had been done on pile driving but he would have information at the stakeholders meeting. He continued to explain Staff would like one delegate only from the Advisory committee at the stakeholders meeting. Other stakeholders would be

people who spoke at the BCC meeting like Rob Berntsson and Tim Krebs. Shaun stated the meeting would be the end of August and they would prefer not to have the committee round-up residents to attend. The committee responded they were a team, not a one person show and they worked together. Shaun stated the meeting was under sunshine and County could not disallow attendees. The committee asked what would be the product from the stakeholders meeting and who would own the product. Shaun stated there would be a 3<sup>rd</sup>. party mediator, and he anticipated the mediator would come to a conclusion on the issues.

The second issue was the disaster recovery ordinance. Shaun stated the staff had not drafted their recommendations.

Shaun stated that Tina and Rob Berntsson had been working together but staff had not been included in their discussions. He asked who they represented. Committee replied; Tina was an unpaid consultant with extensive background in land use and had worked with the State of Florida as well as FDEP. Rob was a land use attorney who had objections and concerns about some of the Overlay.

Tim Krebs established the 11 ft. requirement for properties not located in the V zone. He stated the difference between the lowest and highest requirement was negligible

Shaun was asked why County staff had agreed for the last two years with the height requirement of 52 ft. and why the last minute reversal. He stated they did not understand the height previously.

Tim stated the architects want to be able to design creative parameters.

Wayne asked Tim how much space was needed per level (floor). Tim stated they liked the 35ft. envelope. He also stated there were ways to reduce the minimum floor requirement. Wayne stated "we heard loud and clear, 3 stories over parking.

Tim established an envelope of 25 ft for single family to build a quality product.

Betty Sue stated that Bolder Point had exceeded the height limit by 17 ft.

Shaun was asked what County staff considered the unintended consequences he and Inga referenced. Shaun replied the Overlay code was redundant. Committee members explained their desire to clarify the code accurately and to eliminate interpretations.

Shaun was asked if MCT was to be mixed use and he state structures would be either residential or commercial as commercial only allows one residential apartment.

Shaun was asked to define the stakeholders meeting, Shaun stated the stockholders meeting would discuss; Pile driving, disaster recovery, setbacks and height limitations. He stated there will not be a vote and hoped the delegate and the County staff would come to specific conclusion and the committee would vote on the issues on Aug. 17<sup>th</sup>.

**ARC Continued**

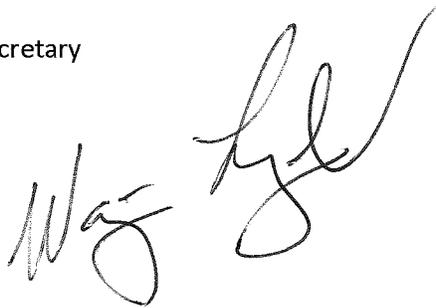
**115 Wilhelm application** to rebuild a deck located in the same location as the existing deck, The application was recommended to be approved.

**2700 N. Beach Rd.** application by a condominium owner to replace existing railings and screening. The committee recommended approval.

The committee was adjourned at 11:40.

Respectfully submitted

BJ Galberaith, Secretary

A handwritten signature in black ink, appearing to read "Wag hyl", written in a cursive style.