

**MANASOTA AND SANDPIPER KEY ADVISORY/ARC
(aka ARC) COMMITTEE MEETING MINUTES
February 18, 2015**

CALL TO ORDER: Chairperson, Andrea Barber called the meeting to order at 9 AM.

ATTENDANCE: Seven ARC Committee members in attendance represented a quorum:

Andrea Barber	Chairperson
Joe Jenkins	Vice Chairperson
Craig Lindblad	Secretary
Jerry Tumanic	Committee Member
Jack Landis	Committee Member
B. J. Galberaith	Committee Member
Francis Dumont	Committee Member

Also present from the County:

Buddy Braselton,	DRC coordinator and Charlotte County liaison to the Advisory/ARC Committee
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APPROVAL OF PREVIOUS MEETING MINUTES:

Chairperson Andrea Barber recommended the ARC Committee Meeting Minutes from the February 4, 2015 meeting be approved.

Motion #1 - Vice Chairperson, Joe Jenkins moved the February 4, 2015 ARC Committee Meeting Minutes be approved. Motion seconded by Committee member, BJ Galberaith.

Vote #1 - Unanimous approval.

ADVISORY/ARC APPLICATIONS FOR REVIEW:

Application #1

25 Pearl Street requesting approval to demo an old dock, build a new dock and install a boat lift on Lemon Bay.

Project representative(s) in attendance: Perry Lawrence - Contractor

Discussion: a - Since the applicant's house sits on land with zero lot lines that is owned by the Condominium Association, restrictions set forth in the Condominium documents requires the dock width to be less than the width of the house.
b - ARC approval of the dock is not to be construed as enforcing the Condominium Assoc.'s restrictions on width or placement of the structure.

Recommended action: Committee member, Francis Dumont, recommended the ARC committee approve the 25 Pearl Street application per drawings submitted.

Motion #2 - Committee member, Joe Jenkins moved the application be approved. Motion seconded by Committee member, BJ Galberaith.

Vote #2 - Approved by Andrea Barber, Chairperson; Joe Jenkins, Vice Chairperson; Craig Lindblad, Secretary; Jack Landis, Committee Member; B. J. Galberaith, Committee Member; Francis Dumont, Committee Member. Not approved by Jerry Tumanic.

Application #2

130 Sabal Lane requesting pre-application approval to install a pool.

Discussion: a - Pool meets perimeter landscape strip (PLS) requirements
b - The pool equipment is not within the PLS

Recommended action: It was recommended the ARC committee approve the 130 Sabal Lane application to build a pool per drawings submitted.

Motion #3 - Committee member, Francis Dumont, moved the application be approved.
Motion seconded by Committee member, Joe Jenkins.

Vote #3 - Unanimous approval.

Application #3

417 Dije requesting pre-application approval to install an aluminum carport roof extension

Project representative(s) in attendance: Tom Werth and Ladeema Carruthers

Discussion: Since the applicant's mobile home has "non-conforming" status with the County. As such, an aluminum roof structure addition can be allowed.

Recommended action: Committee member, Francis Dumont recommended the ARC committee approve the 417 Dije application to extend the aluminum roof per drawings submitted.

Motion #4 - Committee member, BJ Galberaith moved the application be approved.
Motion seconded by Committee member, Francis Dumont.

Vote #4 - Unanimous approval.

Application #4

1855 Gulf Blvd. "White Elephant" requesting pre-application approval for corrections to previous permitting deficiencies

Project representative in attendance: Pat O'Connor - Owner (White Elephant)

Discussion: a - The zoning portion of the permit application currently before ARC for approval have been reviewed and are approved by Buddy Brazelton.
b - Exterior features of the property, including fences, stairs, windows and a bar have: a) either been permitted previously; or b) are "grandfathered-in" as the work was completed prior to the existence of the Overlay Code; or c) are projects to be completed that will be examined by the ARC Committee when future permit applications are reviewed.

Recommended action: Committee member, Francis Dumont recommended the ARC committee approve the 1855 Gulf Blvd. "White Elephant" application per drawings submitted.

Motion #5 - Committee member, BJ Galberaith moved the application be approved.
Motion seconded by Committee member, Joe Jenkins.

Vote #5 - Approved by Chairperson Andrea Barber; Vice Chairperson, Joe Jenkins; Secretary, Craig Lindblad; Committee Member, Jerry Tumanic; Committee Member, B. J. Galberaith; Committee Member, Francis Dumont. Committee Member, Jack Landis abstained as drawings submitted seemed incomplete.

Agenda Item #5

1651 Beach Road Sandpiper Key Condominium Association requesting clarification of Overlay Code provisions affecting driveway and parking area repair and replacement so the Association Board can apply more accurate cost estimates in future budget periods.

Sandpiper Key Condo Association representative in attendance: Micky Muzevich

- Discussion:**
- a – All exterior asphalt (aka black top) driveway and parking areas are approximately 35 years old and need to be repaired or replaced.
 - b – The total exterior driveway and parking area is 65,000 s.f.
 - c – Committee member, BJ Galberaith stated that if more than 49% of the 65,000 s.f. area (i.e. 31,850 s.f.) is to be replaced within a 5-year period, permeable materials must be used.
 - d – If, on the other hand, option #1) less than 31,850 s.f. is replaced within a five year period; or option #2) any percentage of the total area is only repaired, sealed, milled-down or resurfaced, the “permeable materials” restriction in the Overlay Code does not apply.
 - e – When a contractor applies for a permit to do work, the ARC Committee will review the project for compliance with the Overlay Code.

Application #6

2690 N. Beach Road “The Wave” requesting final approval for construction of a 5-unit multi-family building per revised site plans dated February 9, 2015

Project representatives in attendance: Mary E. Sprague – Project Engineer
James and Elizabeth Bauer – Property Owners

- Discussion:**
- a - Per Ms. Sprague, the latest revisions to the project drawings do not affect the site plan previously submitted for ARC review. Notes for clarification purposes have been added as well as measurements changed so as to be consistent with dimensions shown on other plan drawings. No changes materially affected Overlay Code interpretation.
 - b – These project plans submitted to ARC are the “final plans”.
 - c – If any exterior features of the project change in the future, ARC reserves the right to determine whether or not they comply with the Overlay Code . This includes changes to lattice screening of the lower level and changes to the landscape plan.
 - d – The project engineering firm contacted the State of Florida to obtain confirmation that DEP had properly published the required public notice for this project. The State confirmed notice was published.
 - e – DEP approved the exterior lighting scheme to be in compliance with “sea turtle” conservation requirements.

Recommended action: It was recommended the ARC committee approve the 2690 N. Beach Road “The Wave” application per the final project drawings submitted.

Motion #6 - Committee member, Jack Landis moved the project be approved. Committee member, Francis Dumont seconded the motion.

Vote #6 - Unanimous approval.

OLD BUSINESS: none to report

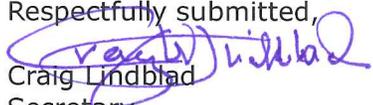
NEW BUSINESS:

- #1 - Francis Dumont and Gerry Tumanic will speak with Commissioner Truex about "public safety" concerns arising from a lack of sufficient street lighting in the high-traffic area on Manasota Key identified as the confluence of:
- a - the entrance to Englewood Beach Villas Condominiums
 - b - the entrance to "Flounders" restaurant parking
 - c - and the adjacent pedestrian crosswalk.
- #2 - The first public hearing of the Overlay Code "tweaks" will be held before the BoCC on Tuesday, February 24. Time TBA. committee members should attend as a show of support.
- #3 - Buddy Brazelton presented the *Spring Training Ambassador Program* to ARC committee members for consideration. Members interested in becoming an Ambassador can contact Patricia Sturgess, Recreation Specialist at the Charlotte Sports Park by February 29. Her phone #941-235-5010 or Email: patricia.sturgess@charlottecountyfl.gov.
- #4 - Committee member, BJ Galberaith reported the 8' letters are required for all street address signage.
- #5 - Committee members, Jack Landis (out of country), Francis Dumont (medical) and Secretary, Craig Lindblad (out of country) will be excused from the March 4 ARC committee meeting.

CITIZEN'S COMMENTS: none to report

ADJOURNMENT: There being no further business before the ARC Committee, Chairperson, Andrea Barber adjourned the meeting at 10:50 AM. The next ARC meeting is scheduled for 9 AM Wednesday, March 4 at the Englewood Beach Villas Clubhouse on Beach Road.

Respectfully submitted,


Craig Lindblad
Secretary


Andrea Barber
Chairperson