

**MANASOTA AND SANDPIPER KEY ADVISORY/ARC
(aka ARC) COMMITTEE MEETING MINUTES
March 4, 2015**

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

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

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

Two ARC Committee member absences were excused:

Jerry Tumanic	Committee Member
Jack Landis	Committee Member

Present from the County:

Buddy Braselton,	DRC coordinator and Charlotte County liaison to the Advisory/ARC Committee
Tina Bernd-Cohen	<u>Manasota and Sandpiper Key Overlay Code</u> (a.k.a. Overlay Code) co-author.

APPROVAL OF PREVIOUS MEETING MINUTES:

Chairperson Andrea Barber recommended the ARC Committee Meeting Minutes from the February 18, 2015 meeting be approved.

Motion #1 - Vice Chairperson, Joe Jenkins moved the February 18, 2015 ARC Committee Meeting Minutes be approved. Motion seconded by Committee member, Francis Dumond.

Vote #1 - Unanimous approval.

ADVISORY/ARC APPLICATIONS FOR REVIEW:

Application #1

2690 N. Beach Road - "The Waves" requesting approval of the exterior building lighting per plan submitted.

Project representative in attendance: Mary E. Sprague – Project Engineer

Discussion: In-pool lighting, stair step lighting and other exterior lights appear to conform to "Turtle Lighting" requirements.

Recommended action: Chairperson, Andrea Barber, recommended the ARC committee approve the **2690 N. Beach Road** lighting plan application per drawings submitted.

Motion #2 - Committee member, Francis Dumont moved the application be approved. Motion seconded by Vice Chairperson, Joe Jenkins.

Vote #2 - Unanimous approval.

OLD BUSINESS: Overlay Code Tweaks – Questions from the Board of County Commissioners (a.k.a. BoCC)

Tina Bernd-Cohen reported on 10 questions raised by the Commissioners at the February 24th BoCC meeting regarding the proposed Overlay Code tweaks. The questions raised were discussed by ARC and seven of the 10 questions were voted upon. Three questions were not voted upon since further research is needed.

BoCC Question or issue #1

“Change the measurement of the “finished floor” in the V-zones governed by the DFEP by adding 6 more inches for the thickness of the support beam and the floor (i.e. the thickness dimension increases from 24” to 30”). Actual language changes contained in Packet submitted.”

Discussion: The proposed language change accommodates various building construction options. It does not increase the overall building height restrictions stated in the Overlay Code.

Recommended action: It was recommended the ARC committee approve the language change submitted.

Motion #3 - Committee member, Joe Jenkins moved the new language be approved. Committee member, BJ Galberaith seconded the motion.

Vote #3 - Unanimous approval.

BoCC Question or issue #2

“BoCC suggested adding language to all FEMA VE Zone Properties meet height standards of properties seaward of CCCL.”

Discussion: The proposed language change is not necessary since few properties affected can build within Height caps set landward of the coastal construction control line (aka CCCL) or use the built-in exception provision in the Overlay Code.

Recommended action: It was recommended the ARC committee not approve language changes to this provision.

Motion #4 - Committee member, BJ Galberaith moved new language not be approved. Vice chairperson, Joe Jenkins seconded the motion.

Vote #4 - Unanimous approval.

BoCC Question or issue #3

"Clarify the quantity of storm water for rainfall event that must be contained on site and reference paver specifications. Provide standards and examples of pervious pavers that meet these standards in lieu of certification."

Discussion: After researching pervious paver manufacturing standards, Tina Bernd-Cohen suggested the ARC Committee recommend a 3.0" per hour be adopted as the "absorption rate" standard in the Overlay Code. Additional research is required before 0.5" per foot can be considered as the "slope" dimensional standard. A final recommendation on the "slope" standard will be made at a future ARC meeting.

Recommended action: It was recommended the ARC committee approve the "absorption rate standard of 3.0" per hour", and take the "slope" dimensional standard language under advisement until further research is completed.

Motion #5 - Committee member, Francis Dumont moved the new language be approved. Committee member, BJ Galberaith seconded the motion.

Vote #5 - Unanimous approval.

BoCC Question or issue #4

"Add the words "multifamily structures" to clarify under (g) that the administrative waiver of 20% applies only to multifamily structures."

Discussion: No discussion

Recommended action: It was recommended the ARC committee approve the addition of the words "multifamily structures" for clarification under g) that the administrative waiver of 20% applies only to multifamily structures.

Motion #6 - Committee member, BJ Galberaith moved that adding the new language be approved. Vice Chairperson, Joe Jenkins seconded the motion.

Vote #6 - Unanimous approval.

BoCC Question or issue #5

"Under pilings for Structures, c II, show proof of minimum insurance policy coverage of \$1.5 million per occurrence and \$5 million aggregate to be compatible with vii."

Discussion: No discussion.

Recommended action: It was recommended the ARC committee approve the "policy coverage" language so as to be compatible with other "policy coverage" language pertaining to the same issue in the Overlay Code.

Motion #7 - Committee member, BJ Galberaith moved the new "policy coverage" language be approved. Committee member, Joe Jenkins seconded the motion.

Vote #7 - Unanimous approval.

BoCC Question or issue #6

"Under the PLS, why not allow buried underground cisterns to collect rain gutter water to irrigate plants?"

Discussion: A final recommendation on the placement of buried underground cisterns is needed before a recommendation can be made by ARC. Committee member, BJ Galberaith expressed concerns about locating the underground cisterns (or any other structure) above or below ground in the PLS. A buried underground cistern might be considered in the front or rear of the building structure. Taken under advisement pending additional research.

BoCC Question or issue #7

"Why must awnings be 18 feet above the roadway? - Keep standard but limit to Commercial uses only. (b) Awnings shall be permanently affixed and shall have a minimum clearance of eight feet above any walkway and 18 feet above any driveway on commercial properties."

Discussion: Add the words "on commercial properties" to remove this restriction from residential properties.

Recommended action: It was recommended the ARC committee approve the addition of the words "on commercial properties" for further clarification of the restriction.

Motion #8 - Committee member, Francis Dumont moved the new language be added for clarification of the restriction. Vice Chairperson, Joe Jenkins seconded the motion.

Vote #8 - Unanimous approval.

BoCC Question or issue #8

"Why must coated chain link fence be required for temporary security fencing? Delete requirement for temporary fencing. Under (5) Fencing and Walls.

(a) Chain link fencing is prohibited . Coated chain link fencing may be used to enclose tennis courts and swimming pools. In such cases, the fence shall be replaced at the first signs of wear or rust. Temporary security fences installed for 6 months or less shall not be required to be coated chain link fencing."

Discussion: Add wording to allow chain link fencing to be used as temporary (6 months or less) security fences (ref. underlined wording above).

Recommended action: It was recommended the ARC committee approve the new wording allowing a chain link fence to be used for a period of 6 months or less when installed as a temporary security fence.

Motion #9 - Committee member, Francis Dumont moved the new language be added and be approved. Committee member, BJ Galberaith seconded the motion.

Vote #9 - Unanimous approval.

BoCC Question or issue #9

"Under Landscaping, why not allow nonconforming lots (to) have a buyout option rather than be required to plant a big tree like oaks on their very small lots? - Keep but modify language as follows- (4) Developers shall meet the one tree point per 2,000 square feet of development site. A "buy-out" option from this requirement shall be prohibited. On conforming lots less than 5,000 square feet, a minimum of 2 tree points shall be required."

Discussion: Since the County Landscaping Staff had input on this change, there was no discussion.

Recommended action: It was recommended the ARC committee approve the language modification as submitted (ref. underlined language above).

Motion #10 - Vice Chairperson, Joe Jenkins moved the language modification be approved. Committee member, BJ Galberaith seconded the motion.

Vote #10 - Unanimous approval.

BoCC Question or issue #10

"Under density on Barrier Island, why not allow transfer of density within the island if no net increase in density? - Tina Bernd-Cohen suggested an approach that allows transfer of density units (aka TDU's) within each island but adds language to the Overlay Code that places limits.

Discussion: No discussion. Question will be review at a future ARC meeting pending additional research.

Citizen's Issue #11

In an Email dated February 19, 2015 from Tony McNeal to Mary E. Sprague

"In accordance with the Department's Paperless Initiative the Coastal Construction Control Line (CCCL) Program has implemented a paperless permitting process....We no longer solicit comments from adjacent property owners for CCCL applications. If someone wants to know of any pending application, they have to subscribe for said notice through the DEP's Business Portal on our website. They will be advised of the applications received by the DEP for whatever county or counties they request to be notified of. Once they receive notification of an application or applications, the burden is on them to ask for the DEP to notify them of the final agency action, which we will do."

- Tony McNeal is Administrator of Coastal Construction Control Line, Division of Water Resources Management, Florida Department of Environmental Protection, Tallahassee, FL 32399 (phone #850-245-7665):

NEW BUSINESS:

(1) Parked cars on Manasota and Sandpiper Keys is problematic. Trolleys from the mainland to the Beach-area could mitigate current parking congestion. Also, the use of golf carts to transport people to/from the commercial areas on Manasota Key might help.

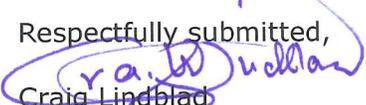
(2) Beach re-nourishment is an urgent issue for some residential structures on Manasota Key. MSTU money cannot be used for this purpose. Stump Pass money will not be available until 2017. The County Tourism Tax could be a source of re-nourishment funding using the justification that the diminished appeal of beaches on Manasota Key will result in a loss of tourism and sales tax revenues to the County.

(3) The ARC Committee can subscribe to the DEP's Business Portal to receive notices of all applications received by DEP for Charlotte County. This subscription also advises the ARC Committee of final agency actions taken by DEP in matters affecting Manasota and Sandpiper Keys. ARC Committee members are invited to look at the website.

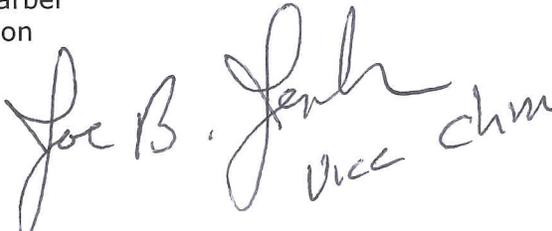
CITIZEN'S COMMENTS: None to report

ADJOURNMENT: There being no further business before the ARC Committee, Chairperson, Andrea Barber adjourned the meeting at 10:45 AM. The next ARC meeting is scheduled for 9 AM Wednesday, March 18 at the Englewood Beach Villas Clubhouse on Beach Road.

Respectfully submitted,


Craig Lindblad
Secretary

Andrea Barber
Chairperson


Joe B. Jenks
Vice Chair

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