

MINUTES, May 6, 2009: Manasota and Sandpiper Key Advisory Committee

The meeting was called to order at 9:30AM by BJ Galberaith, Chairman. In attendance were Committee members Betty Sue Carroll, Phil Eason, BJ Galberaith, and John Dubowik, as well as one member of the public. The Chairman announced that Tom Dignam had been appointed to the Committee but was unable to attend this meeting due to Jury Duty.

#### Secretary's Report

The minutes of the last meeting were accepted with one correction: the technical name for "fire posts" is "fire plugs".

#### Architectural Review Committee

Two projects, a Gulf View Grill addition and an addition at 2095 Beach Road were approved. The next meeting will be May 15.

#### Old Business: Phil Eason Discussion on Fire Hydrants

As an update on the fire hydrant issue, Phil Eason reported that he had measured distances between existing hydrants and had met, again, with Jay Linden. They recommended revising the list of urgently needed hydrants to a minimum of one in the area of 3060 N. Beach Road and 3 "fireplugs" on the South end around Holiday and Shoreview Streets. Mr. Linden alluded to plans for Englewood Water to add some plugs on Gulf Blvd to the south of the Roundabout when the drainage project is installed.

Mr. Eason also met with Mike McCain, Chairman of MSTU, about funding the project. Mr. McClain was not encouraging, because the MSTU currently has strict parameters for use of this taxpayer money. There was discussion about alternative funding and funding methods.

#### Citizen Input

None

#### Old Business: Phil Eason's Recommended Adjustments to Zoning Regulations

(This was a continuation of a discussion that had been tabled on April 15, due to time constraints.)

Phil Eason suggested considering ways of creating "rewards" to encourage developers to build single family structures on some of the tiny non-conforming lots that are zoned multi-family.

**CIRCULAR DRIVEWAYS:** Originally, the limit of one permeable driveway crossover was intended to promote good drainage and retain the traditional greenery of the area, and prevent multiple vehicles parked around houses. Mr. Eason felt that the dual access would be a convenience for the homeowner.

**DRIVEWAYS IN SETBACKS:** Originally, this prohibition was intended to protect adjacent homeowners from the nuisance of vehicular traffic and to promote the benefits of greenery and drainage. Mr. Eason felt this was detrimental to aesthetic design and a limiting factor in small or irregularly shaped lots.

**SHELL OR GRAVEL DRIVEWAYS OR APRONS IN SETBACKS:** While permitted driveways are limited, there is no regulation against the use of permeable shell in yard areas.

**WALKWAYS IN SETBACKS:** Prohibition of permeable walkways was not intended. Mr. Eason suggested spelling that out in the Code.

**STOOPS IN SETBACKS:** Mr. Eason suggested allowing 16 square foot stoops as a convenience factor. There was no significant objection.

**PADS FOR AIR CONDITIONING, POOL EQUIPMENT, AND GARBAGE IN SETBACKS:** Originally to preserve green buffers and minimize the nuisance factor of noise and odor. Mr. Eason felt that causing these to be within the footprint was a hardship for homeowners.

**ROOF OVERHANGS ENCROACHING IN SETBACKS:** Originally intended to support the goal of natural stormwater drainage and promote sunlight and airflow. Mr. Eason felt moderate overhangs (up to 24 inches) would not significantly inhibit airflow or stormwater drainage. Some Committee members voiced concern that a 24 inch limit would be exceeded through the variance procedure.

**ALUMINIUM GUTTERS IN SETBACKS:** There was no objection.

**WINDOW SHUTTERS OR AWNINGS:** Originally intended to support greenspace between structures. Mr. Eason felt this was a hardship for new homeowners. There was little objection other than apprehension that some could take advantage by using permitted awnings to create livable space in setbacks.

Due to time constraints, this discussion was tabled until the next meeting.

#### New Business

The Chairman reported on personal meetings with Roxann Read, Jeff Ruggieri, and several of the Commissioners.

Two members did not have copies of the County's new Sign Ordinance, and the Secretary agreed to forward copies. This issue will be on the agenda for the next meeting.

In discussing the summer meeting schedule, there was a suggestion to form a sub-committee to have meeting/workshops to create a Power Point presentation on the Community Plan, Overlay Code, and any suggested revisions.

Committee Members' Comments

It was pointed out that the Committee needs to address problems pertaining to multi-family development, as well as single family.

Citizen Input

Gerry LeFave brought revised plans for his proposed Beach Road project.

The meeting was adjourned at 12:15 PM. The next meeting will be May 20, 2009.

Respectfully submitted,  
Betty Sue Carroll, Secretary