

manassota

community  plan



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URBAN RESOURCE GROUP
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.



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Manasota Key

Introduction

Manasota Key contains a significant percentage of the County's waterfront property. In recent years, Sarasota, Lee, and Charlotte Counties have experienced accelerated development of their prime waterfront areas. Development interests in Manasota Key include the redevelopment of Residential Single-family areas into condominiums and the conversion of commercial areas into hotels. There are relatively few areas which provide public access to the beaches and Lemon Bay — this may limit Charlotte County citizens' enjoyment of beaches and waterfront amenities in general. As Charlotte County continues to urbanize, demand for these kinds of amenities is certain to increase; if growth is not managed, change will be in detriment of the quality-of-life that residents and visitors now enjoy.

With these concerns and awareness of the rapid redevelopment on the island, a group of Manasota Key and Sandpiper Key residents formed a steering committee and requested support from the Charlotte County Board of County Commissioners. In response, Charlotte County has provided the committee with planning staff and retained a team of consultants for the preparation of this plan.

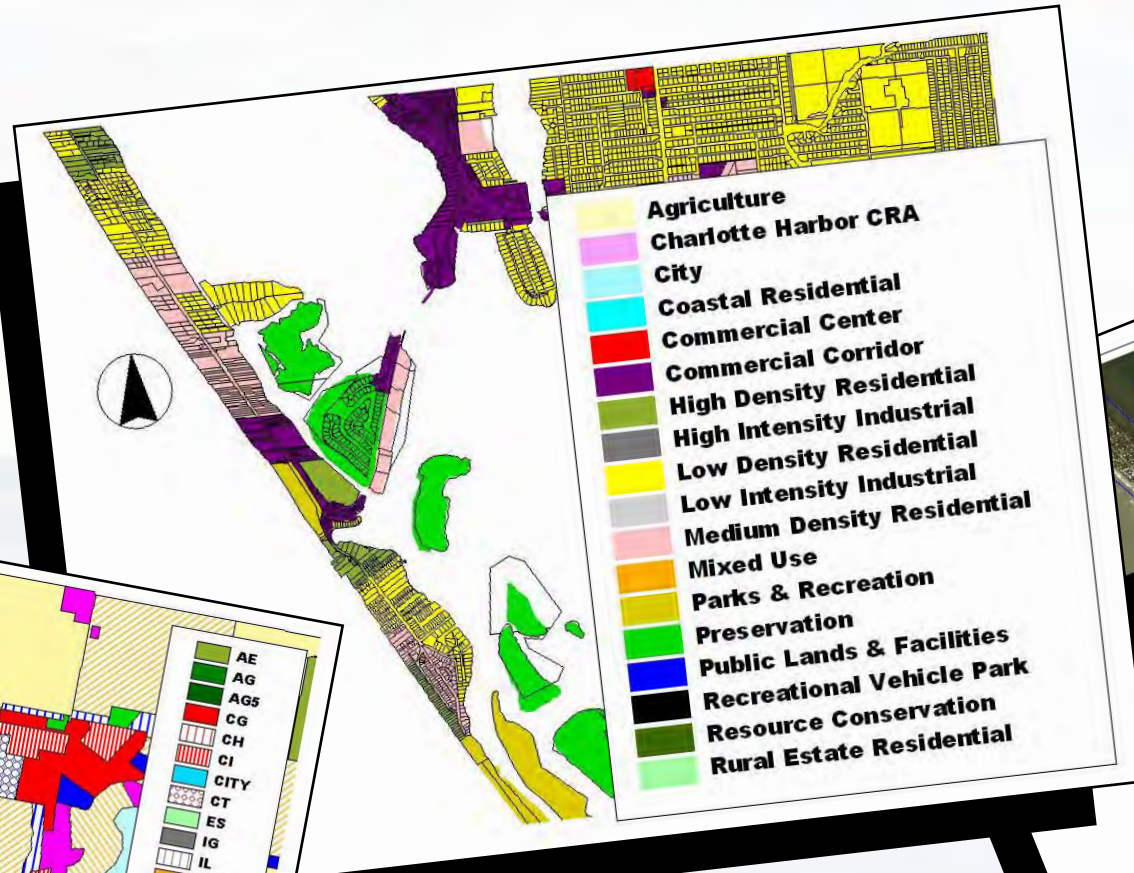
Charlotte County staff, the consultant team, and the steering committee have held numerous hearings and several workshops; all of these sessions were open to the public in an effort to reach and address the needs of the general community. Today, after countless hours of research, meetings, workshops, discussions, and newspaper articles, the team of residents, staff and consultants respectfully request the Board of County Commissioners accept this plan as a guide for future development on the islands.

This document is intended for application to the areas commonly known as Manasota Key and Sandpiper Key, as well as to the bodies of water that abut and surround the islands. More specifically, the area on which this plan is recommended to be applied includes the Charlotte County portion of Manasota Key and the entirety of Sandpiper Key. Geographically, the islands are situated south of the Sarasota-Charlotte county line, west of the Tom Adams Bridge, north of Stump Pass Beach Park and east of the Gulf of Mexico. The terms "Manasota Key," "Sandpiper Key," "island," and "islands" are present throughout the document; these terms are used interchangeably to make for a simpler document.

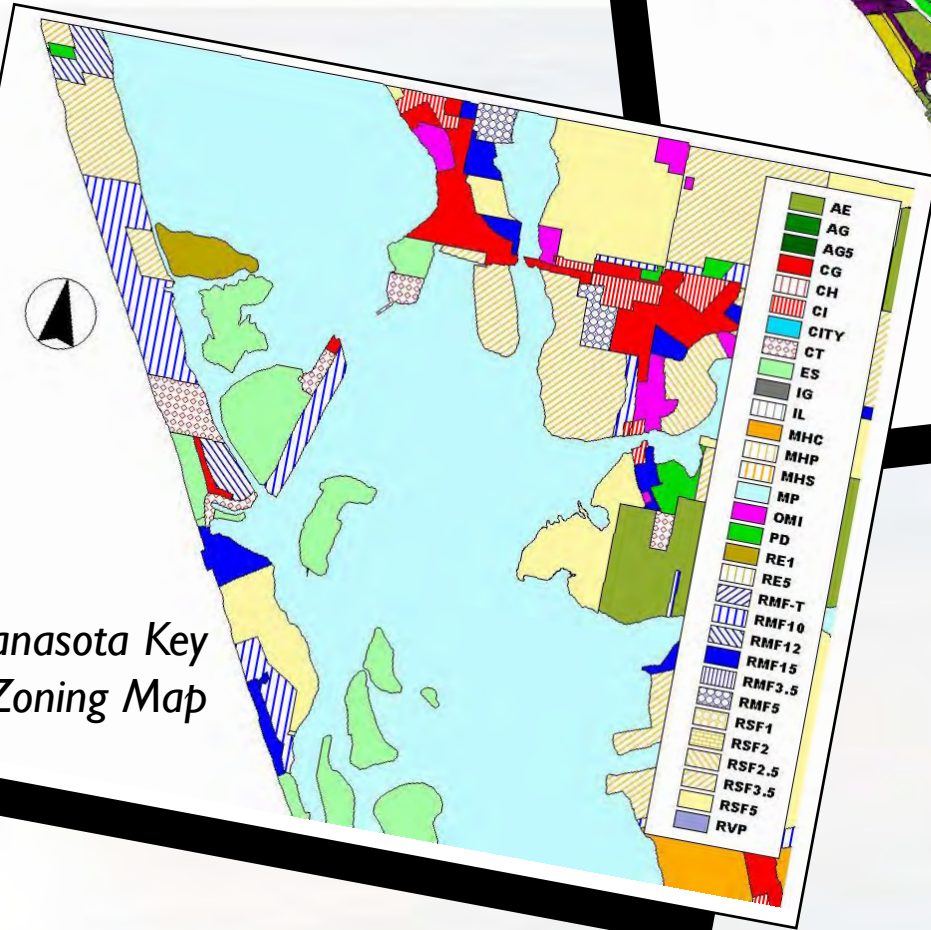


manasota Key

Manasota Key
FLUM



Manasota Key
Zoning Map



chapter 1. Land use

Executive Summary

Most of the concerns that prompted Manasota Key residents to form a steering committee and address future growth on the island are land use related. Building heights, building size, loss of green space to paved surfaces, and other undesirable effects of development have become apparent in recent years, especially as homes were replaced with condominiums. This chapter is intended to be the backbone of the community plan; it evaluates the current land uses and development standards and their effects on the islands.

Recommendations on building size, setbacks, and green space seek to maintain the residential atmosphere of Manasota Key and to avoid structures that overwhelm the neighborhood in which they are placed.

The detailed analysis of development standards and the recommendations contained within this chapter are to be used in conjunction with the recommended architectural design guidelines and the proposed sign ordinance. An approach to construction that is more tailored to the unique platting and land uses on Manasota Key will result in future development that blends with existing structures and protects the assets of the island.

1.1. Future Land Use Map and Zoning Classifications

Every parcel within Charlotte County is classified by the Comprehensive Plan as well as by the Zoning Code. The Comprehensive Plan classifies properties in various Future Land Use Map (FLUM) categories, while the Zoning Code labels the properties according to various zoning districts. Typically, the FLUM and zoning designation of a given property allow the same types of land uses, with the distinction that the FLUM gives a

Table 1 — Residential zoning districts and their densities		
Single-family zoning districts	Future Land Use Map (FLUM)	Density (dwelling units per acre)
RE-1	Low Density Residential	1
RSF-3.5	Low Density Residential	3.5
RSF-5	Low Density Residential	5
Multi-family zoning districts	Future Land Use Map (FLUM)	Density (dwelling units per acre)
RMF-10	Medium/High Density Residential	10
RMF-12	High Density Residential	12
RMF-15	High Density Residential	15

broad overview of allowed uses, while the zoning regulations provide a detailed list of principal uses, special exceptions, and the exact number of units per acre that are allowed within each zoning district.

As Table 1 shows, a property must contain both the appropriate zoning district and FLUM classification in order for the full density to apply. In the event the zoning and FLUM are not fully consistent, the most restrictive usually applies. A preliminary evaluation of the zoning and FLUM classifications applied to Manasota and Sandpiper Keys indicates that all zoning and FLUM classifications are fully consistent in terms of density.

Section 3-9-2 of the County Code defines a single-family residence as “a single, freestanding, conventional building designed for one (1) building unit and which could be used for occupancy by one (1) family.” Typically, lots zoned residential single-family contain one (1) dwelling unit per lot; however, the residential single-family zoning district (Section 3-9-32(e)(4) of the County Code) includes as a special exception for “one (1) guest house or one (1) servant’s quarter for each single-family dwelling, provided the lot area shall be not less than twice the minimum lot area required for a single-family dwelling.” This second unit per lot is intended to be used by servants or by guests in a temporary fashion. Beyond this special exception, each parcel that is zoned residential single-family is intended to hold one (1) dwelling unit. During the steering committee meetings held for the creation of this plan, it came to the County’s

attention that several of these single-family homes might have been illegally converted to apartments or rental units. The advisory committee, which is recommended to be created for the implementation of this community plan, will coordinate efforts with the Code Compliance Department to address this situation.

Multi-family zoned areas on the Key have followed a different pattern. Historically, many of these multi-family districts were developed as single-family homes. As development pressure and real estate values rise, these homes changed hands and converted to condominiums, maximizing their vested density and development standards (setbacks, building heights, etc.) to the detriment of the low-scale atmosphere on the Key. It is a primary concern of this community plan that new multi-family development adhere to architectural design guidelines, better site design, and lower densities. Particularly, lower densities on Manasota Key will result in stabilized building heights, better services (water, sewer, fire), and an improved evacuation procedure in the event of a storm or other natural disaster; these items will be addressed separately in other portions of this document.

Waterfront real estate values are among the highest among residential properties. Their location, views, amenities, and demand make them prime subjects to zoning changes and land use amendments which increase the number of units which can be placed on a given piece of property. Partly in recognition of this all-too-common phenomenon in waterfront communities, Charlotte County has adopted a set of provisions which protect its waterfront communities from overdevelopment; these provisions include the Coastal High Hazard Area of the Comprehensive Plan, the Transfer of Development Rights Ordinance, and the Waterfront Ordinance.



manasota Key

Following is a brief description of these provisions:

Coastal High Hazard Area (Comprehensive Plan): The 1997-2010 Charlotte County Comprehensive Plan, in its Natural Resources and Coastal Planning Element, defines the Coastal High Hazard Area as "...those areas which would require evacuation in the event of a Category I Hurricane..." Manasota and Sandpiper Keys are entirely within the Coastal High Hazard Area. The goals, objectives, and policies which further the Coastal High Hazard Area include:

Policy 1.20.4 (Directing populations away from the CHHA): Charlotte County will limit maximum residential development in the Coastal High Hazard Areas to those densities depicted on the Future Land Use Map as part of this Comprehensive Plan.

Transfer of Development Rights Ordinance (Section 3-5-431 of the County Code): The Transfer of Development Rights (TDR) Ordinance includes the provision that properties located inside the Coastal High Hazard Area cannot be receiving zones (RZ) in a density transfer. At the time of the writing of this report, the TDR Ordinance is being rewritten into the Transfer of Development Units (TDU) Ordinance. The most current drafts indicate that density cannot be transferred onto a Barrier Island.

Waterfront Ordinance (Section 3-9-98 of the County Code): This ordinance limits building heights to 35 feet (measured from the first habitable floor) as well as increased setbacks and other development standards. This ordinance applies to all properties on Manasota and Sandpiper Keys.

The Manasota Key Steering Committee is in full support of policies that preclude the possibility of future changes in zoning or FLUM which would increase the residential density of the islands, and issues a set of additional recommendations at the end of this chapter. In addition to multi-family zoning districts, there are portions of the Key which contain high residential densities in addition to commercial uses. The next sub-chapter describes this condition as well as strategies to address unwanted commercial development on the Keys.

1.2. Recommendations for zoning and FLUM:

- Create a Manasota Key Advisory Committee. Members of this committee would be appointed by the Board of County Commissioners, be subject to Sunshine Law requirements, and meet in a periodic fashion to implement these and other recommendations. The recommended rules and by-laws for the Manasota Key Advisory Committee are outlined in Appendix "A" of this document. As a sub-committee, create an architectural review and guidelines committee for new construction to determine compliance with the proposed architectural, landscape, and/or signage guidelines (See Appendices "C" and "D").
- Reduce RMF 15 to 12 units per acre (RMF 12); RMF 12 to 10 units per acre (RMF 10); and RMF 10 to 8 units per acre (RMF 8).
- Newly created lots or parcels of land shall contain the following minimum surfaces per lot:

RSF-3.5	12,445 sq. ft.
RSF-5	8,712 sq. ft.
RMF-8	5,445 sq. ft./ unit
RMF-10	4,356 sq. ft./ unit
RMF-12	3,630 sq. ft./ unit
RMF-15	2,904 sq. ft./ unit

- For Residential Single-family (RSF) zoning districts: no structure shall exceed 43 feet in height, measured from AHWL (Average High Water Line), or two (2) stories of livable space, whichever is shorter. This height limit includes but is not limited to rooftop equipment, chimneys, antennas, cupolas, elevator shafts, and any other mechanical, communications, or ornamental equipment, as well as rooftop living areas such as a rooftop deck or rooftop swimming pools, fences or railings.
- For Residential Multi-family zoning districts: no structure shall exceed 52 feet in height, from AHWL or three (3) stories of livable space, whichever is shorter. This height limit is inclusive of rooftop equipment, chimneys, antennas, cupolas, elevator shafts, and any other mechanical, communications or ornamental equipment, as well as rooftop living areas such as a rooftop deck or rooftop swimming pools, fences, or railings.
- Spot ground elevation: for new development of the Key, as well as reconstruction which exceeds 50% of the replacement value of an existing structure, the spot ground elevation will be determined by a signed/sealed survey conducted prior to any clearing of the site.
- Building height shall be measured from the Average High Water Line (AHWL) as this level may be defined on the date of adoption of this plan.
- Determine development standards in combination with architectural design guidelines to prevent flat roofs and box-shaped structures.
- Livable space includes all areas which may be actively used. Rooftop decks, swimming pools, and other rooftop livable areas shall be included as 10 feet of the building height and shall be subject to the 52-foot height restriction in RMF zoning districts or to the 43-foot height restriction in RSF zoning districts.
- The number of units allowed on each buildable lot on Manasota and/or Sandpiper Key shall be determined by the lowest whole (non-fractional) number resulting from multiplying the net acreage of said lot by the density that zoning and FLUM classifications apply to the property. For projects involving several parcels or tracts of land, the number of units allowed for the entire project shall be calculated by adding the number of whole (non-fractional) units each individual parcel or tract of land can support, and not by the total acreage of the project. In no case shall multiple-family dwellings replace single-family residences in areas zoned RSF.
- Within one (1) year of the adoption of the plan, the Manasota Key Advisory Committee will present a study illustrating those multi-family developments containing a greater number of units than allowed under current zoning and Future Land Use Map classification. The study will analyze the density nonconformities and determine each development's reconstruction potential after a storm or major damage. If a major storm causes significant damage to multi-family developments which are nonconforming in terms of density during the year in which the study is being prepared, the development shall be allowed



to re-construct the same number of units with the same amount of square footage per unit, provided the development consists of the same number of floors/stories and meets all applicable setbacks and height restrictions, parking and stormwater requirements applicable at the time of application for permits of the new facility or construction permits for repairs.

- Responsibility for compliance will rest on the builder or developer. Deviation from approved plans will be corrected at owner/builder/developer's expense, rather than accepted after payment of a monetary fine or other form of mitigation.
- The Manasota Key Steering Committee, after a careful review of the principal permitted uses, accessory uses, special exceptions and development standards for the zoning districts existing on the Keys, recommends modifications to the following zoning districts: Residential Single-family (RSF), Residential Multi-family (RMF), Commercial Tourist (CT), and Environmentally Sensitive (ES) as these modifications appear in Appendix "B" of this report.

1.3. Gulf-to-Bay and Neighborhood Business District

The Charlotte County portion of Manasota Key is easily accessible from State Road 776 and Beach Road, through the Tom Adams Bridge, which spans the Intracoastal Waterway. Immediately after arriving on the Key, the first sector is a Neighborhood Business District (NBD). The intersection of Beach Road and Gulf Boulevard contains most of the commercial-zoned lands on the island. This business district contains several businesses such as restaurant/bars, souvenir shops, gift/apparel shops, real estate agencies, food stores, and a marine-oriented business.

The NBD is defined by the Future Land Use Map (FLUM) as a Commercial Corridor. In addition to the business district, this Commercial Corridor includes a mobile home park called Gulf-to-Bay that is zoned Commercial Tourist (CT). This 7.1+ acre park currently contains enough land to hold 105 dwelling units. In an effort to direct concentrations of population away from Coastal High Hazard Areas, policy 1.20.1 of the Natural Resources and Coastal Planning Element states that "Charlotte County shall prohibit any new mobile home zoning on the Barrier Islands or within the Coastal High Hazard Areas." Further, Commercial Tourist (CT) zoning does not allow mobile homes. Based on these two provisions, the mobile homes of Gulf-to-Bay are a nonconforming use, which cannot be solved through a change in zoning. In case of a major storm or disaster, redevelopment of the site as a mobile home park is prohibited by the zoning code and the comprehensive plan. While the most likely scenario would be redevelopment as a Residential Multi-family community, there is also a possibility for commercial development, which would cause additional traffic and overcrowding of this portion of the Key.

The steering committee has discussed the unique situation facing Gulf-to-Bay and recommends continued work with the owners of the park to establish the residential density of the property while addressing the threat of commercial development on the property.

1.4. Recommendation for Gulf-to-Bay:

- The Manasota Key Advisory Committee will coordinate efforts with Gulf-to-Bay to establish residential density of Residential Multi-family 15.

1.5. Nonconforming uses and structures

In addition to Gulf-to-Bay, nonconforming uses in residential-zoned areas may be an additional area of concern. Structures in existence prior to 1981 are considered "nonconforming" uses, and, according to Section 3-9-10 of the County Code, such nonconforming land uses or structures "...shall not be enlarged, expanded, intensified or extended, nor shall they be used as a basis for the addition of other structures or uses otherwise prohibited in the same district." Section 3-9-10 of the Code also states nonconforming uses must be rebuilt according to current codes in the event the nonconforming structure is destroyed to an extent of more than fifty (50) percent of its replacement value. Provisions contained in Section 3-9-10 of the County Code are in accordance with the community planning effort.

1.6. Recommendations for nonconforming uses and structures:

- The current and existing codes must be enforced.

1.7. Development standards, setbacks, and buffers

Development in Residential Single-family districts has consisted mainly of detached homes; development in multi-family districts had also been as single-family homes, providing a low-scale residential feel to the islands. In recent years, development pressures on the Charlotte County waterfront have increased and reached a peak with the development of multi-story condominiums in the Placida area. Multi-story waterfront development, standard in many locations along the southwest Florida coastline, was deemed inappropriate by many Charlotte County residents. As a response to this type of development, the County adopted the

Waterfront Ordinance, which applies to all properties 1,200 feet of Lemon Bay or the Gulf of Mexico. Based on this provision, the Ordinance applies to all properties on Manasota and Sandpiper Keys.

Among the provisions contained within the Waterfront Ordinance, building height is perhaps the most important. While Residential Multi-family zoning districts allow building heights of up to 60 feet, the Waterfront Ordinance further reduces this building height to 35 feet measured from the first habitable floor. After several projects in which the Ordinance was applied, residents observed the building height is disproportionate to the dimensions of the lots on the Key. Further, the 35-foot limit set by the Waterfront Ordinance excludes elements such as chimneys, elevator shafts, and other structural elements. Redefining building height, in addition to architectural standards, are bases to development that complements the existing built environment of the Key.

As was mentioned in the previous paragraph, most lots on the Key are long and narrow; therefore, they are different than most other lots in the county and require more detailed development standards. With homes being replaced by condominiums, one of the possible outcomes is that parking will be directed towards the edges of the property to the detriment of adjacent neighbors and the area in general. The Waterfront Ordinance provides that the side yards shall measure the minimum side yard distance according to the applicable zoning district or half the building height, whichever is greater. Side yards are defined as the minimum horizontal distance between the property line and a building, with little regard to what uses are allowed within that space. The steering committee has determined that parking areas, driveways, swimming pools, and other impervious surfaces should not be allowed immediately adjacent to property lines.



Manasota and Sandpiper Keys have long contained Residential Single-family as well as Residential Multi-family zoning districts. Both types of districts were developed with single-family detached residential dwelling units, as well as duplexes and multi-family structures on some of the multi-family lots. In recent years, a number of single-family structures in multi-family districts have been replaced by condominiums and other multi-family structures which are larger and taller than most existing structures on the Key. These newer structures are part of projects where developers seek to maximize their vested density, as well as the development standards applicable by zoning.

1.8. Recommendations for development standards, setbacks, and buffers

The Manasota Key Steering Committee, after a careful review of the development standards applicable to development on the Key, issues the following recommendations for single and multi-family development on Manasota and Sandpiper Keys:

- In order to avoid massive buildings on the Key, multi-family residential developments/projects that involve more than one (1) parcel of land shall place new residential dwelling units on the parcels as these units would be placed if the parcels developed individually. All interior yards, interior setbacks, and building heights shall apply to these structures, even if all buildings are part of the same development. Interior yards between structures belonging to the same development may contain swimming pools, active and passive recreation areas, and parking areas which utilize pervious paving surfaces.
- Multi-family residential developments shall have front setbacks of at least 30 feet and be in conformance with Section 3-9-98(b) of the

County Code, whichever is more restrictive; single-family developments shall have front setbacks of at least 25 feet and be in conformance with Section 3-9-98(b) of the County Code.

- All front and rear yards shall contain green buffers of widths as defined in *Table 2*. The only exception to this rule shall be for one (1) double-lane driveway.

Zoning district	Rear yard	Front yard	Side yard
Residential single-family	10 ft.	25 ft.	10 ft.
Residential multi-family	15 ft.	30 ft.	10 ft.

- All setbacks or buffer zones, with the exceptions of the above-mentioned driveway crossovers, and permeable sidewalks for multi-family developments, will be green space and shall consist of plant material and/or trees. These buffers shall contain green, open areas and shall not contain any paved or impervious surfaces. These buffers shall contain the requirements of the County's buffer code, plus any additional vegetation that will screen new development from existing development
- Multi-family residential developments shall have rear setbacks of 15 feet or be in conformance with Section 3-9-33 of the County Code, whichever is more restrictive; single family developments shall have rear setbacks of 10 feet or be in conformance with Section 3-9-32 of the County Code, whichever is more restrictive.

- Residential-multi family zoning development involving more than two (2) units must include a side interior buffer at least 10 feet in width; this buffer shall be placed immediately adjacent and parallel to the property line. The buffer shall contain green, open areas and shall not contain any paved or impervious surfaces. This buffer shall contain the requirements of the County's buffer code, plus any additional vegetation that will screen new development from existing development.
- Residential-single family development must include an interior buffer at least 10 feet in width per side; this buffer shall be placed immediately adjacent and parallel to the property lines. The buffer shall consist of green, open areas and shall not contain any paved or impervious surfaces.
- Natural vegetation not to exceed eight (8) feet in height will be used as side and rear buffers and shall be placed within the side and rear setbacks. Natural vegetation not to exceed eight (8) feet in height is preferred as a front buffer for multi-family developments and shall be placed within the front setback.
- Opaque walls with a height of four (4) feet or less may be used in addition to the vegetation inside the front buffer. Walls or fences on or near the periphery of the property shall contain openings that may be utilized by wildlife.
- Driveways or private roads are not permitted on side setbacks/buffer zones.
- Chain link fences are prohibited. An exception to this rule may be made for the perimeter of a tennis court or swimming pool, in which case the fence shall consist of coated chain-link material and shall be replaced at the first signs of wear or rust;

the coated chain-link fence may also include tennis fence netting. All fences are subject to permit issuance by the Charlotte County zoning department.

- All development subject to DRC approval must include an open space/habitat reservation area equal to five (5) percent of the total area of the parcel. Section 3-5-363(d) of the County Code is not applicable on Manasota or Sandpiper Keys.
- Establish a no-fill construction zone to promote the continuity of development and reduce the amount of stormwater runoff. Section 3-9-50.1(a)(11) of the County Code contains the definition of such a zone and has been successfully applied to the Charlotte Harbor CRA. The Manasota Key Steering Committee strongly recommends that said section of the code be applied to the entirety of Manasota and Sandpiper Keys.
- Charlotte County shall not issue building permits for structures which would be placed seaward of the Coastal Construction Line, as this line may be defined at the date of adoption of this plan.
- Manasota Key contains major structures in most parcels. These major structures have created a reasonable continuous and uniform line of construction. Charlotte County shall not issue building permits for residential structures which would be entirely or partially located seaward of such a line, or a line traced between the corners of the two (2) nearest buildings along the waterfront.



1.9. Parking requirements/enforcement

For parking analysis purposes, Manasota and Sandpiper Keys can be divided into several land use categories:

- a. *Residential*. Single and multi-family dwelling units; although these may be seasonal rentals, trip generation and parking are similar to residential year-round occupancy.
- b. *Hotels and resorts*. These land uses may have service vehicles (foodservice, laundry, deliveries, and personnel) in addition to their guests. Trip generation and parking requirements are higher than residential.
- c. *Neighborhood Business District (NBD)*. Located at the intersection of Beach Road, North Beach Road and Gulf Boulevard, this sector contains several restaurants, gift shops, a convenience store and other establishments, typically food and entertainment related. Trip generation and parking requirements in this district must accommodate patrons, staff, and delivery vehicles.
- d. *Public beach access*. Charlotte County provides waterfront parking at Chadwick Park at Englewood Beach and at the Englewood Beach Annex; both of these facilities are adjacent to the NBD and offer public parking for minimal hourly rates. In addition to county facilities, the state-owned park at the southern tip of the Key offers public parking, also at minimal fees.

As growth in the Englewood area consolidates, the demand for public parking is certain to increase substantially; at the same time, land prices on the islands rise, and the number of available large parcels of land

decreases. Parking situations found in waterfront communities along Southwest Florida include:

- Insufficient parking: visitors drive in circles, contributing to road congestion and added vehicular traffic.
- Property owners "renting" their property for parking on heavy-traffic days, to the detriment of the residential atmosphere and the appearance of their lawns/gardens.
- Illegal parking in front of driveways, cul-de-sacs, bike paths, sidewalks, and on the right-of-way, to the detriment of safe traffic, and particularly dangerous to pedestrians and cyclists.

In the short term, the conditions mentioned above are likely to occur on areas adjacent to Englewood Beach and the State Park at the southern tip of the Key. The recent conversion of single-family residences to condominiums, however, presents parking situations which need to be addressed in this plan. The streets on Manasota and Sandpiper Keys are narrow roads that cannot accommodate parallel parking. A pro-active approach to Residential Multi-family parking will ensure that future development is able to cover their parking needs within the project site, therefore reducing the need for on-street parking.

The Manasota Key Steering Committee has evaluated the parking requirements contained in Section 3-9-90 of the County Code. This section requires multi-family development to provide 1.5 parking spaces per residential dwelling units. The number of parking spaces required by Section 3-9-90 are simply insufficient to accommodate all those households who own more than one automobile, creating a conflict among neighbors

who must share one parking lot, and also creating conflicts when residents/visitors and/or their guests are forced to park on the street/swale. The presence of one or more of these factors contributes to congested roads, obstructs drivers' visibility, presents an obstacle for Fire/EMS access, and is at the detriment to the relaxed, low-key atmosphere that Manasota Key residents and visitors now enjoy.

1.10. Recommendations for parking requirements/enforcement

The Manasota Key Steering Committee issues the following recommendations for residential areas:

- Each residential dwelling unit shall provide a number of parking spaces equal to the number of bedrooms contained within the units plus the number of rooms which may be easily modified to serve as sleeping quarters.
- Parking requirements for developments involving at least two (2) units will be a minimum of 1.5 spaces per efficiency and one bedroom dwellings.
- For parking requirements, a bedroom is defined as a sleeping room, den, study, office or any other room not primarily used for cooking, eating, or living room.
- No parking will be permitted on any street unless signage indicates that designated parking is allowed and specifically shown by all-weather strips on pavement or different color pavers. "No parking" signs will be installed and vehicles in violation will be ticketed and towed. Fines and towing will be imposed for any vehicle blocking a private driveway or other entrance to private property.

No paid parking will be allowed on private residential property.

- Parking of unlicensed and/or unregistered automobiles, recreational vehicles ("RVs"), boats, and/or trailers shall be prohibited.
- As far as possible, parking on side yards should be screened from view.
- Parking will not be permitted on side setbacks unless it provides the only available option.
- To improve drainage and runoff, new private roads shall be paved with crushed shell, stone, brick and other porous materials. Porous surfacing must be on a bed of sand designed and installed in a manner that will permit water absorption through the joints and the sand bed. Concrete walkways are permitted only when ADA compliance is required. No asphalt paving is permitted.
- For single-family residences that have been constructed (raised) according to FEMA regulations, parking will not be permitted to abut Gulf Boulevard, Shoreview Drive and North Beach Road.
- Parking on designated bike paths is prohibited on Manasota Key.
- Residents on Manasota Key may not rent any space on their property for short-term parking or long-term storage of vehicles or trailers.
- Beach access points on Manasota Key shall not be obstructed by parked cars or any other barriers.

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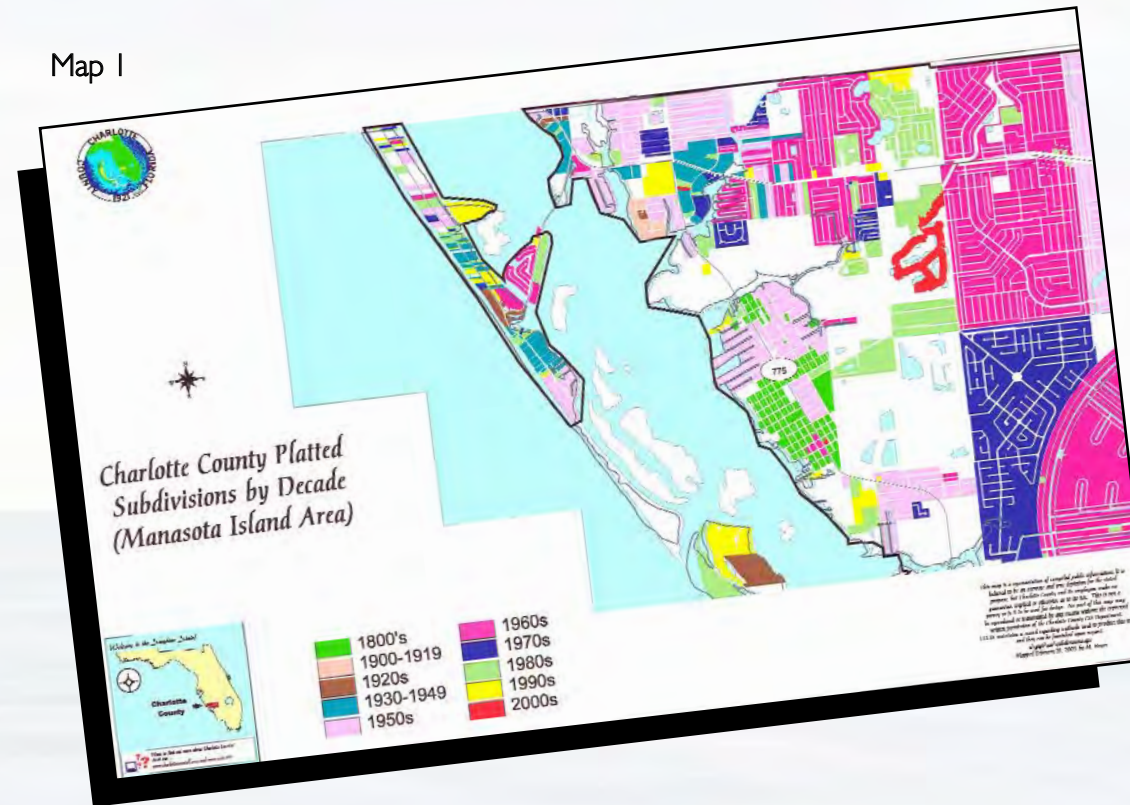
I.11. Reduction in residential density

Much of the platting found on Manasota Key today dates from the 1930s (See Map 1). The 1966 Charlotte County Comprehensive Plan identified Manasota and Sandpiper Keys as Districts 1-B and 2-B. Because of their privileged location, the survey recommended uses such as resorts, motels, and hotels along the Gulf, with single and multi-family residences being recommended for property facing Lemon Bay. Additional commercial operations, the report continued, should be placed on land which does not face either body of water.

The 1988 Comprehensive Plan generally followed the guidelines of the previous plan; however, this plan was more specific and indicated areas for single-family residential as well as multi-family residential. The location of these “districts” is similar to the 1998 plan’s Low, Medium and High Density Residential Future Land Use (FLUM) classifications.

The community involvement process by which this plan is created offers an opportunity to evaluate the outcome of medium and high density development on Manasota and Sandpiper Keys. Vested densities have resulted in developers maximizing the number and size of dwelling units with little regard to existing land uses, the existing built form, and the natural environment. Property owners, residents, and visitors have witnessed the conversion from residences to condominiums, the increase in impervious parking areas, and the resulting increased traffic. Environmentally, much of the islands’ green space and mature vegetation have been replaced by ever-larger buildings. These and other factors have significantly altered the low-key, residential feel that has historically characterized Manasota and Sandpiper Keys.

Map 1



A thorough review of lot sizes and densities in Manasota and Sandpiper Keys revealed the major risk of overdevelopment is located on the Residential Multi-family (RMF-10) district located in the center of Manasota Key, north and south of Pointe Drive. These lots, like many other lots on the Key, are long and narrow. Following the trend of multi-family development, projects on these parcels will seek the highest number of units with vistas and direct access to Lemon Bay or the Gulf of Mexico, resulting in an overbuilt waterscape. This result can be partially addressed by placing the residential dwelling units according to the property lines as these lines exist on the date this plan is adopted. The specific recommendation on the placement of residential dwelling units can be found in the development standards portion of this chapter (I.7. – I.8.).

A general “downzoning” of property on the islands may hurt the development potential of waterfront property. As an alternative, the development standards recommended throughout this plan seek to blend multi-family development with the surrounding single-family districts. They intend to provide for buildings surrounded by open green space and parking areas paved with pervious materials to facilitate stormwater absorption and prevent flooding. In doing so, this plan recognizes that in some instances, these standards may reduce the number of dwelling units that can be adequately developed on a parcel. For density purposes, this community plan focuses on the amount of development a parcel of land can adequately support rather than a previously designated number of units per acre which may not fit the lot layout or the environmental qualities of the islands.

I.12. Recommendations on reduction of density

- Reduce RMF 15 to 12 units per acre (RMF 12); RMF 12 to 10 units per acre (RMF 10); and RMF 10 to 8 units per acre (RMF 8).

I.13. Pedestrian/bicycle traffic plan

The existing transportation network of the island includes two-lane roads with bike paths, single-lane side roads, and a few sidewalks. Currently, this system handles vehicle, pedestrian, and bicycle traffic in a manner which does not represent serious hazards to residents and visitors (although it could be improved). This situation will change as the multi-family portions of the island continue to redevelop according to the assigned densities. Manasota Key is a pedestrian-friendly community, and it should remain that way by incorporating improvements to the traffic network prior or concurrent to development. Strategies which could be implemented to this effect include:

- Public sidewalks as a portion of multi-family developments. The multi-family areas of the Key can reasonably be expected to generate the highest numbers of walkers and bicycle riders. These developments could include sidewalks as part of their development. In accordance with provisions in this plan, said sidewalks could be constructed within the front setbacks and made of pavers or other pervious materials which facilitate rainwater absorption, and not of concrete or asphalt.
- Sidewalks could be extended from the public beaches to the side roads. The purpose of this program is that all main roads have a sidewalk at least on one side.



manasota Key

- A road beautification program which would facilitate the planting of canopy trees along the main roads and sidewalks. Large canopy trees would provide shade to walkers and bicycle riders and in some instances act as a traffic calming device for vehicle traffic. The Manasota Key Advisory Committee would designate a list of acceptable trees and palms acceptable to create a theme for the main roads on the islands.
- Pedestrian crossing points need to be clearly defined by signs, all-weather strips, and/or changes in pavement level. Speed should be reduced.
- A yield-to-pedestrian rule must be implemented and enforced.

Most residential lots on the island face the Gulf of Mexico or Lemon Bay; however, there are a percentage of lots that have access to the water only through access easements or “deeded access.” These access points typically consist of a narrow pedestrian corridor in the same private ownership as the larger lot. In recent years (and typically with new owners not familiar with access issues), owners of the parcels containing access easement areas have claimed to be concerned about liability issues and prohibited access to these access corridors, to the detriment to the “dry lot” owners who now must walk to the next access point or public beach in order to access the beach or the bay. In addition to the inconvenience, the closing of these access points could result in additional traffic if residents must drive their vehicles to the beaches or other public access points. While direct County intervention is limited by Section 3-9-72 of the County Code, which states that

“No public agencies shall be responsible for enforcing deed restrictions or restrictive covenants,” the Manasota Key Advisory Committee shall identify, on a map, the location and ownership pattern of these access points and make reasonable attempts to inform owners of these deeded access lands about the importance of keeping these access points open in benefit of their neighbors and the community as a whole.

I.14. Rentals of residential dwelling units

The Charlotte County Code makes a clear distinction between a multi-family residential facility, and what constitutes hotels and resorts. Daily rental of hotel and motel units is an acceptable and reasonable practice, and essential for the public enjoyment of the islands. In contrast, there are very few guidelines as to the rental of condo and multi-family units. Daily or weekend rental of these units is not expressly prohibited by any section of the County Code, and could lead to additional traffic and overcrowding of roads and public spaces to the detriment of the residential atmosphere of the island. This can be avoided by regulating the minimum stay for renters of multi-family units (this minimum stay would not apply to resorts and/or hotels).

I.15. Recommendation on rental of residential dwelling units:

- The Manasota Key Advisory Committee shall work with motels, hotels, and multi-family facilities in developing an ordinance which limits the minimum stay for rental properties on Manasota and Sandpiper Keys located on residential zoning districts.

I.16. Architectural and signage guidelines

In addition to the development standards proposed above, the steering committee recognizes the importance of using construction materials and methods which maintain the residential atmosphere of the islands. For this reason, Charlotte County retained Urban Resource Group (URG), a subdivision of Kimley-Horn and Associates, to prepare a set of design guidelines which are included as Appendix “C” of this document. An initial analysis of existing structures on the island showed that buildings on the Key are not characterized by a simple style. Rather, neighborhoods include an eclectic mix of styles, colors, materials, and textures. The steering committee feels very strongly about continuing this mix and allowing various styles of architecture and construction to prevail. As a result, the guidelines which are part of this community plan seek to prevent box-type development while allowing designers and builders to provide creative, attractive development on the island.

I.17. Signs on the Key

Manasota Key contains several commercial parcels with businesses in need of advertising. In addition, condominiums may include rental units which also require signs to guide renters. Due to the limited dimensions of Rights-of-Way on the island and as a proactive approach to large, unattractive signs, the steering committee recommends adopting a sign ordinance which is included as Appendix “D” of this community plan. The proposed sign ordinance is largely based on the Ordinance created for use in the Charlotte Harbor CRA; this ordinance has proven to be successful in limiting the size, number, and appearance of signs in a small community.

I.18. Noise Ordinance

Manasota and Sandpiper Keys contain a mix of public beaches, commercial uses, and residential areas at various densities. These uses are located on the islands without greenbelts or other physical barriers between them to buffer the infiltration of adverse impacts. In recent years Charlotte County’s buffer provisions has softened the visual impact of more intensive land uses; however, as the islands continue to develop high densities of residential development adjacent to public beaches, the levels of noise will increase to the detriment of the peaceful enjoyment of the Key. The steering committee has identified noise generated by construction and audio equipment as a threat to the Key, and has studied noise ordinances implemented in other jurisdictions around the country.

The Manasota Key Steering Committee reviewed the Environmental Protection Agency’s recommended noise guidelines as well as Rutgers University’s “Local Noise Enforcement Options and Model Noise Ordinance.” While the Ordinance is designed for use in the state of New Jersey, the steering committee found part of its contents to be appropriate for citizens’ compliance and reasonably simple for law enforcement and code compliance staff to enforce. The steering committee and county staff have adapted the Ordinance to better serve the Manasota Key community and recommend the adoption of the sound management ordinance included as Appendix “E” of this document.



chapter 2. natural resources/environment

Executive Summary

Undoubtedly one of Manasota and Sandpiper Keys' main attractions is their privileged location between Lemon Bay and the Gulf of Mexico. In addition to water access, the islands contain habitat for many species and plants. The preservation of these assets is essential to maintain the quality of life enjoyed by residents and visitors alike.

This chapter contains provisions to protect sea turtles, preserve green spaces, and improve the conditions on the beaches, the Gulf and Lemon Bay. These provisions are intended to function in combination with the rest of this document. The protection of species, the preservation of green space, and the use of alternatives in paving are all elements that allow a successful merging of managed growth in a natural setting.

2.1. Sea Turtles and Personal Safety

Manasota Key is fortunate to be included in the nesting area of sea turtles. Residents of the Key along the beach are strongly encouraged to control or eliminate the lights visible from the beach during the turtle nesting season. However, there are very real concerns for public safety that must also be addressed. This is especially true with regard to street lighting and personal safety. Over the past few years, the MSTU, the South Manasota Key Association, and concerned citizens have worked extensively to control the streetlights that are visible from the beach while also fulfilling their responsibilities to the residents and visitors to the Key. In order to ensure the proper balance between these two issues, a modification to the Sea Turtle Protection Ordinance has been developed. The modifications are based on a review of Sea Turtle Protection ordinances from neighboring counties and the Florida Marine Research Institute Technical Report entitled "Understanding, Assessing, and

Resolving Light-Pollution Problems on Sea Turtle Nesting Beaches." That report recognizes the public safety issues balanced with the need to protect sea turtles. The report states, "One person's environmental threat may be another person's safety and security." The most readily accepted strategy for solving light-pollution problems is to manage light rather than prohibit it." It is within that context that the recommendations for amendment to the County Ordinance are made. See Appendix "F" for the recommended revisions to the Ordinance.

2.2. Existing Green Spaces and Natural Vegetation

It is of high interest that the existing green spaces on Manasota Key are preserved as much as possible. The loss of this resource will adversely affect not only the quality-of-life of residents and visitors, but will also have a profound impact on the wildlife that currently exists. This includes, but is not limited to, eagles, bobcat, striped skunk, osprey, otters, and foxes. Property owners are encouraged to consider establishing a conservation easement on their property. This is a legal document listing a number of restrictions a landowner wishes to place on their land. The document becomes part of the deed and is recorded in the County registry. When the land changes hands, the new owner is bound by the terms of the easement, meaning the wishes of the original landowner are respected. It is also recommended that the County consider tax incentives to encourage the development of private parks. County ordinances 3-5-403(4) and 3-5-394(d) that relate to requiring trees within the required perimeter landscape strips must be strongly enforced. That includes the requirement of one (1) tree for every 35 feet of lot perimeter or portion thereof. Developers may not be allowed to "buy out" from these requirements. There must be an effort to preserve existing native trees and plants.

2.3. Recommendations

- a. *Removal of Exotics.* The South Manasota Key MSTU is to be commended on its efforts to remove invasive, non-native trees on public land in the area. This effort must be continued and private landowners are also encouraged to do likewise. Tax credits or other incentives for property owners that remove these plants and trees must be implemented.
 - b. *Mangroves and other Water-Related Ecosystems.* It is of vital importance to the future of the Key and the surrounding waters that close attention be paid to the requirements relating to mangroves and other ecosystems. County Ordinance 3-9-28 regarding zoning of environmentally sensitive lands does not address the specific areas of concerns on the Key. In the delicate areas around Manasota Key, it is impossible to imagine permission being granted to allow the development of "resort and sports marinas and commercial fisheries." Therefore, the Ordinance must be revised to eliminate that possibility.
 - c. *Pets on Manasota Key.* Pets must be under control at all times. This specifically includes the requirement for dogs to be leashed. Furthermore, anyone walking a dog must remove animal waste material immediately. Failure to do so will result in a fine.
 - d. *Pets on the Beach.* There is an increasing concern over the environmental and sanitary issues related to pets being allowed to play and roam on the beaches. As other counties have done, an ordinance must be adopted prohibiting pets on the beaches and establishing a fine for violations.
- e. *Pipes into Lemon Bay.* Currently there are many outflow pipes on Manasota Key that dump directly into Lemon Bay. It is not possible to determine at this time how many of them are active or the source of whatever outflow occurs. Within three years, Charlotte County must test all outflow pipes into Lemon Bay to determine conformance with current pollution requirements and the modifications that are required to ensure compliance.
 - f. *Maintenance.* Lawns in vacant lots should be kept mowed below 10 inches. Trees, palms, and understory trees on public Rights-of-Way should not have any branches or leaves below 10 inches for visibility purposes.
 - g. *Invasive and exotic species on public Rights-of-Way shall be removed.*
 - h. *Upkeep.* Discarded items and trash for pickup should not be left out longer than 24 hours.
 - i. *Enforcement.* While there are several recommendations for revision to current ordinances, there are many other existing ordinances that address natural resources and environmental concerns. These ordinances must be enforced if they are to be effective. Fines for violation of ordinances relating to trees, mangroves, and other plants need to be drastically increased and aggressively enforced. Until that happens, our environment will continue to be at risk.



manasota Key

2.4. Long-range Recommendations

- a. *Public Access/Shuttle Project.* As development continues on Manasota Key and as the population in the area continues to increase, attention must be given to the lack of adequate public and private parking near the beach. Signs should be added to Englewood Beach at Chadwick Park directing people to additional parking available behind the White Elephant Pub. The parking is not currently being used to its maximum. Charlotte County must also pursue the acquisition of land on the mainland to serve as remote parking. The County should establish an attractive, environmentally sound shuttle or trolley system to regularly run from the mainland parking areas to the beach. This will reduce the amount of road traffic on the Key.
- b. *Fish Kill Cleanup.* It is recognized that, at the current time, it is not possible to prevent the natural phenomena of occasional fish kills such as red tide. However, the results of such an event have a profound impact on the health and quality-of-life of residents and visitors. Therefore, the County must develop a comprehensive cleanup process that would be implemented whenever there is a large-scale fish kill. The process must include the beach, bay, and canals. A small ad-Valorem tax should be levied on each resident in the MSTU to be paid equally by each property owner into a special fund for this purpose. Such a fund would always be available for use in any given year.



chapter 3. navigation

Executive Summary

Boating has and continues to be a draw and a valuable resource to Charlotte County. The provisions contained within this chapter intend to provide well-managed, controlled anchorage for all boaters, safe boating, and addresses irregularities such as derelict boats. The steering committee recognizes that increased coordination between Charlotte County and the appropriate state and federal agencies is required for the successful implementation and enforcement of this chapter. This chapter is, then, a starting point for said coordination in benefit of all boaters and fishermen who wish to enjoy the waters of Charlotte County.

3.1. Introduction

Manasota Key is east of the Gulf of Mexico and west of Lemon Bay. Its Eastern shoreline is irregular in shape with a few mangrove islands created of spoils from construction of the Intercoastal Waterway which roughly parallels the island in a North to South direction. Sandpiper Key is connected to mainland Englewood by the Tom Adams Bridge and to Manasota Key by the Sweptson Bridge. At the south end of the Island is Stump Pass, the only outlet for cleansing tides as well as for recreational and professional watercraft. Lemon Bay, the Intercoastal Waterway, and Stump Pass are among Charlotte County's most popular areas for an increasing number of pleasure boaters and sport fishermen.

Construction of the Intercoastal and the gradual narrowing of Stump Pass by beach erosion had a negative impact on Lemon Bay, which is a major habitat and nursery for marine life. The recent dredging of Stump Pass has resulted in a rapid and dramatic improvement in the condition of Lemon Bay.

An area known as Chadwick Cove, just south of the bridge has become a cluttered, indefinite anchorage for unregistered, derelict, and occasionally abandoned boats. Boats can create an environmental hazard by dumping sewage and garbage directly into the water and a physical hazard when cast adrift in windy weather.

3.2. Recommendations

1. Establish a County-managed boat mooring field, not to exceed 20 permanent moorings, in the Chadwick Cove area. Moorings would be rented, at a nominal fee, on a daily basis. Existing County personnel in the area could monitor activity. Fees would be collected on an "Honor System" basis, much as is currently done at state parks such as Don Pedro and Stump Pass.
2. Establish a small Dinghy Dock at Chadwick Park for the use of visiting boaters, allowing them to visit area merchants and restaurants.
3. Install a "pump-out" station in this same area to service both local and visiting boaters. Coin operated, self-service units are widely used and can be monitored by existing County staff.
4. Continue to support Charlotte County Marine Patrol officers by revising and enforcing local ordinances which would allow them to deal with abandoned or derelict boats in County waters.
5. Continue to maintain Stump Pass as a viable inlet to Lemon Bay and the Intercoastal Waterway.

Since the re-alignment of the Pass in 2003, and the resulting increased water flow, water quality in Lemon Bay has improved dramatically. Every effort must be made to assure that this trend continues.

The newly-formed lagoon bounded by Knight Island and the south side of Stump Pass should be a slow-speed zone to protect anchored boats, slow-moving boats, people fishing, and swimmers.

Ski alley should remain an area for water skiing, tubing, and related activities. It should not be part of the slow-speed zone.

6. The County should do everything possible to limit the number of signs in Lemon Bay and local waters. These signs are not illuminated and most are not reflective. They distract from the aesthetic nature of the waterways and pose a very real danger to night boating.



chapter 4. fire and disaster planning

Executive Summary

Island barriers face the unique challenge of having limited access. As Manasota and Sandpiper Keys develop, traffic will increase together with response times. Connected to the mainland by two bridges, evacuation will prove difficult in the event of a storm. The steering committee has carefully studied evacuation procedures as well as the fire/EMS response mechanisms as they relate to the islands. Recommendations contained in this chapter address residents' concerns and provide suggestions to improve response and evacuation times.

In addition to evacuation, a major storm may cause widespread destruction of infrastructure and buildings. It is vital to set a proactive mechanism by which nonconforming structures can be replaced with buildings that serve their residents and complement their surroundings. The analysis and provisions contained in this chapter ought to serve as the basic framework for reconstruction of the infrastructure and buildings on the island in the aftermath of a disaster.

4.1. Introduction

In addition to zoning and density, the need for disaster planning on Manasota and Sandpiper Keys is accentuated by its Gulf-front location as well as by the lack of multiple access/egress points and outdated plats. This chapter addresses issues like the current mechanism to evacuate the islands in the event of a storm and the need for proactive planning that accommodates the future development created by vested densities.

4.2. Re-construction of nonconforming structures

Manasota and Sandpiper Keys were subdivided into individual lots as early as the 1930s (See *Map 1*), and as late as the 1990s with various levels of regard for emergency vehicle access, stormwater drainage, and emergency evacuation needs. Consequent to this platting, structures and land uses were established on these lots; however, some of them do not conform to the Future Land Use (FLUM) and zoning designations that apply to the parcel on which the structure or land use is placed. As an example, an RMF-10 parcel on the Key, which contains enough land for one (1) residential dwelling unit, may currently contain five (5) or more apartments. While the land use (residential) still applies to the property, the density as it exists could not be permitted today for such a small parcel.

Charlotte County recognizes property owners' rights by allowing such nonconforming structures and land uses to remain legally in place. The Code of Laws and Ordinances of Charlotte County, Florida, in its Section 3-9-10, addresses these incompatibilities by allowing nonconforming land uses to remain in place provided that:

- the nonconforming use may not be enlarged, intensified, increased or extended to occupy a greater area of land that it currently occupies;
- the nonconforming use may not be moved to any portion of the lot or parcel other than the location it occupied on July 6, 1989 (effective date of this section of the code); and
- the nonconforming use does not cease to exist for a period longer than one (1) year.

Section 3-9-10 of the County Code also establishes that nonconforming structures may remain in place provided that:

- the nonconforming structure may not be enlarged or moved;
- only ordinary repairs and maintenance is permitted; if structural alterations change the size, shape, occupancy, character or use of the structure, then the structure must be brought into compliance; and
- if the nonconforming structure is damaged in more than 50% of its replacement value, it may not be reconstructed except in conformity with the County Code.

According to these and other applicable regulations, significant damage from an event such as a major storm or fire would require owners of nonconforming structures/uses to rebuild according to the provisions of the County Code that may be applicable at the time the damage occurred. This has implications not only to the size of the buildings, but also to their placement on the property and the number of dwelling units and parking spaces. The reconstruction will be significant to older condominium development, where the amount of residential units exceeds the amount of units allowed under the current Future Land Use Map (FLUM) and zoning district of the condominium's property. This reduction of units, while not a "downzoning," may especially impact these outdated condominiums who might find themselves with fewer units than condo shareholders. An additional consequence, of socio-economical nature, is that this reconstruction might also displace residents who purchased their units many years ago and who are, at the current market, unable to purchase a new unit in a different development.

4.3. Recommendations on re-construction of nonconforming structures

- The Manasota Key Steering Committee, after evaluating the nonconformities on the Key, supports the provisions in Section 3-9-10 of the County Code and all applicable provisions in the 1997-2010 Comprehensive Plan. The Steering Committee recommends that after a major disaster or storm, all structures and land uses which suffer damage exceeding 50% of their replacement value and which were at the time of their construction consistent with the applicable zoning and FLUM classifications, be replaced with land uses fully compatible with the zoning and FLUM classification which may be applicable at the time the damage occurred. An exception to this rule may be made for the condominium developments which predate the effective date of Section 3-9-10; these condominiums may rebuild the number of units legally existing at the time of the disaster provided new development follows all applicable development standards (setbacks, buffers, parking requirements, etc.) which may be applicable at the time the disaster occurs. The replacement units shall consist of the same square footage as the preceding units, and the number of stories shall not be increased. Compliance with all applicable development standards must supercede the right to replace the amount of units existing prior to the disaster.

4.4. Fire Hydrant Map

Manasota and Sandpiper Keys have relatively few roads:

- Beach Road, which runs along Sandpiper Key and the Neighborhood Business District (NBD);
- Gulf Boulevard, which runs from the NBD to the southern tip of Manasota Key; and
- North Beach Road, which runs from the NBD to the Charlotte-Sarasota County line.

The majority of fire hydrants are located along these three roads. The hydrants that are currently in service may be appropriate under the existing density; however, as the multi-family zoning districts develop, a greater number of more efficient fire hydrants will be needed for the safety of the residents and their property. Problems which are present and which can be anticipated through appropriate measures include:

- Lack of sufficient water pressure to service fire hydrants
- Overbuilt lots and inadequate driveways, both of which are obstacles for proper fire/emergency vehicle access

Section 3-3-4(7) of the County Code specifies that “apartment areas” such as the multi-family zoned portions of the Key should have fire hydrants located every 600 feet. A GIS-based review suggests that, in some instances, distances between hydrants in multi-family districts are greater than the 600 feet required by code. It is essential that when this minimum distance is not observed, fire hydrants are in place prior to or as part of multi-family development. At the same time, Englewood Water District should continue in their efforts to provide sufficient water pressure to feed these hydrants in a worst-case scenario.

4.5. Recommendations for fire hydrants:

The Manasota Key Steering Committee has evaluated the type and location of the fire hydrants in the island and makes the following recommendations:

- MSTU will assist in providing for the six (6) most urgently needed hydrants, which will be placed on Holiday, Shoreview, and the two on North Beach Road between The Boardwalk and Pelican Landing condominiums.
- Fire hydrants shall be placed in advance, concurrently or as part of multi-family development.
- Multi-family projects shall include a fire hydrant as part of their development program if they are more than 200 feet (measured as a practical path) away from an existing fire hydrant.
- When a fire hydrant is within 200 feet (measured as a practical path) of a proposed multi-family project, then the developer of the project will contribute a fee which would be used exclusively for the installation of additional fire hydrants on the Key. The location of these hydrants shall be based on need as evaluated by the appropriate fire district.
- Multi-family projects which contain more than one (1) parcel and are developed as Planned Developments (PD) shall include the placement of at least one (1) fire hydrant on-site as part of the conditions for concept plan approval.
- If a new Residential Single-family home is not located within 500 feet (measured as a practical path) from an existing hydrant, then a new fire hydrant shall be provided.

- The Manasota Key Advisory Committee shall coordinate efforts with the Englewood Water District to ensure that adequate pressure and capacity is available for potable water service as well as emergency uses before approval of multi-family developments on the island.
- The Steering Committee of Manasota Key has recommended to the MSTU the purchase and installation of six (6) fire hydrants on the Key at the rate of one per calendar year. The first two hydrants are of paramount importance for providing properties on Holiday Drive and Shoreview Drive protection from catastrophic fire. This protection does not exist at this time. The first hydrant will require an eight (8) inch diameter water main extension from the water main under Gulf Boulevard at a point across from the midpoint of Little Circle. The new main pipe will be installed across Gulf Boulevard in a westerly direction through the midpoint of Little Circle and bisecting lots on Holiday Drive between numbers 1155 and 1165 to terminate in a fire hydrant installed on Holiday Drive.

The second fire hydrant will also require an extension of the same water main under Gulf Boulevard to Shoreview Drive between lots on Gulf Boulevard numbers 1170 and 1150 and terminate in a hydrant installed on Shoreview Drive.

Two fire hydrants need to be installed in the existing water main at 2476 and 2580 North Beach Road. Without these hydrants, there is an area on North Beach Road where there is no water supply to fight fire for a stretch of 1545 feet. Another area where there is no water supply to fight fires is a linear area of 2530 feet from La Coquina Condos to 4050 North Beach Road. Fire hydrants must be installed on the existing main at 3045 and 4040 North Beach Road.



4.6. Fire/EMS vehicle access

In addition to the typical fire emergency vehicular access, Charlotte County has a system by which water can be pumped from Lemon Bay through a fire truck. The limitations of this system are mainly the time it takes to set up the equipment and the fact that the fire truck must be within 17 feet of the Bay; not an easy task with the outdated and often overbuilt lots on the Key. Further, as the distance from the Bay to the fire increases, the water pressure delivered by this process decreases.

As seen in Map 2, Manasota and Sandpiper Keys are platted in a manner which provides a waterfront location for the highest possible number of lots. The resulting long, narrow parcels of land can represent a challenge for fire/EMS vehicle access, especially when the building envelope of these lots has been maximized to increase the number of units with water views.

Owners of single-family lots shall provide for fire/EMS accessibility when designing their homes and driveways; in the same manner, commercial or multi-family projects shall be designed and constructed to allow fire/EMS access as well.

4.7. Recommendations on fire/EMS access:

The Manasota Key Steering Committee recommends the following:

- Add language to the Code of Laws and Ordinances of Charlotte County that deal with driveway design and construction for single-family homes as well as multi-family development.



- Turning radii for development in multi-family zoned districts shall be such that a fire truck can adequately access the structure in the event of a fire.
- The Manasota Key Advisory Committee shall coordinate efforts with Florida Power and Light to consider replacing the existing power line grid on the islands with a new grid that would be entirely underground. Besides the aesthetic advantage of underground utilities, underground wiring will reduce the time of residents' re-entry after a storm. New construction shall be required to use underground wiring.

- Additional construction regulations for Manasota Key shall require adequate emergency vehicle access; this may include turn-around on public access streets.
- To ensure a fire truck access, County zoning shall ensure that the placement of a structure on a site allows proper emergency access by reviewing road width, building height, or other obstructions.

4.8. Hazardous materials emergency planning

The Manasota Key Steering Committee and the Charlotte County Emergency Management Director have confirmed that under ordinary circumstances, only chlorine for pools and propane fuel may cause hazardous material emergencies. It was agreed that neither of these substances would cause large-scale evacuation of the island. Undoubtedly, better road design and road signs would decrease the likelihood of these accidents and shall be encouraged on the island.

4.9. Hurricane disaster planning

In contrast to hazardous materials, which are unlikely to pose an emergency, hurricanes and storms are expected to cause a large-scale evacuation in the future. Areas of concern related to hurricanes include:

- adequate and timely notification of storms to residents and visitors;
- evacuation procedures;
- re-entry procedures;
- long-term power outages; and
- effects on the sewage lift station.

Charlotte County attempts to keep seasonal residents informed of possible emergencies through an *All Hazards Guide* published each year. This is made available to the general public. Owners/managers of establishments that rent to visitors/tourists are encouraged to offer these guides to their guests; however, there is the impression that posting these materials inside the units may portray the area as unsafe. These materials may also be posted in information kiosks on county property where they may be read by a larger group of people.

With the approach of a Category 1 or stronger storm, a mandatory evacuation is issued for those most vulnerable — mobile homes and barrier islands. The entire Key would be evacuated at this point. This is usually done approximately 24 hours before the expected landfall, but is dependent upon the strength and speed of the storm. Visitors are asked to leave at the same time as residents. Evacuation is coordinated with Sarasota County. Notification will be made by radio and television. Emergency Management can override cable TV to make an announcement; however, they cannot do the same with satellite TV. Public service officials will help to notify residents either by public address systems, phone or by going door to door. A reverse 911 system might be very helpful.

Once an evacuation order has been issued, the bridges become one-way. No one will be allowed to come onto the islands. Emergency Management will request that the Tom Adams Bridge, which is under the jurisdiction of the U.S. Coast Guard, be locked down. A *Notice to Mariners* is then issued to inform boaters of the situation.

At the intersection of Beach Road and Route 776, evacuation is "directed" by officers of the Sheriffs Department.

manasota Key

There are four (4) refuge sites in Englewood. These are: L.A. Ainger Middle School, Lemon Bay High School, Myakka River Elementary School, and Vineland Elementary School. These shelters will be inoperable and will close in the event of a Category 3 or higher storm.

Other Florida coastal communities, such as Sanibel Island, have included language that limits residential density in barrier islands to that which can be safely evacuated under a worst-case scenario. Charlotte County should cooperate with local, state, and federal agencies in acquiring property immediately adjacent to existing public beaches and the removal of density.

After a storm with damage, there would be a "phased reentry." The job of the *first-in teams* would be rescue and infrastructure checks. Next in would be utility companies. The third phase is *escorted*. Residents would be allowed to check on their homes and retrieve valuables if it is safe. Entry would require valid identification. This could be a driver's license, utility bill, tax bill, or other papers that show one's name and address on the Key. After that, passes would be issued to residents for future re-entry.

The Tom Adams Bridge will be repaired during the summer of 2005. This includes replacement of the bridge deck surface. During this time, the bridge will be closed to traffic according to Charlotte County traffic engineers. If an evacuation order were to be issued during the time the bridge is closed, all traffic would have to use the north bridge. This will greatly increase the time to fully evacuate. It is also recommended that the Bridge-tender Housing be replaced or upgraded at the time of the Bridge repair.

As to the sewage lift station, in the event of a long-term power outage, there is propane back-up for power. This can run the station for several days.

Also, FEMA has a Community Emergency Response Team (CERT) program. It helps to train citizens in emergency preparedness and basic response. Charlotte County is active in this program. Citizen participation in this program should be encouraged, and each condo should delegate one person as Emergency Response Coordinator.



chapter 5. water quality

Executive Summary

Coastal communities in Florida experience fast growth. Such urban growth and the provision of basic infrastructure do not always occur at the same pace. Potable water is the most basic service; it is vital that adequate pressure and flow is available for both existing and new development, as well as for fire emergencies. The steering committee has analyzed the current potable water network and proposed alternatives so that adequate amounts of water are available to serve new development. In addition, natural stormwater drainage, and unmanaged sewers are identified as threats to the natural environment of the islands.

5.1. Mission

To recommend actions that will protect and preserve the quality-of-life of Manasota Key residents as supported by:

- A sufficient supply of high quality potable water.
- The efficient removal and treatment of sewage.
- The preservation of the natural shores of Lemon Bay and the Gulf of Mexico.

Potable water, removal of sewage, and quality of recreational waters become public health issues when contaminants intrude into the delivery systems.

Contamination sources are:

- Residential units that are still on septic systems contaminating surface and ground water during storms and flooding without access to drainage
- Lack of adequate pumping stations to sustain all homes on sewer system

- Lack of adequate drainage for normal storm run off such as hard-surface non-permeable paving preventing percolation of storm water
- Leaking of storm waters into sewage system through manhole and other access points causing a burden on the reclamation system
- New development on existing infrastructure covering areas of exposed earth with parking lots and construction that prevents absorption of flooding waters
- Poor water pressure that not only affects residents but puts fire control and prevention on the Key at risk

These issues must be addressed and resolved now to meet the current needs and to prepare for future growth. Current regulations should be enforced, modified, or expanded to control and preserve the quality and adequate quantity of the Key's water supply.

5.2. Residential units on septic systems

The current situation

Englewood Water District, EWD, has provided the opportunity for all residences, with a few exceptions, to connect to the municipal sewer system. EWD requires all units to pay the hook-up fees but is not able to require that the unit complete the hook-up to the sewer system. This results in some homes still using leaching fields that put sewage into below surface ground water. According to information obtained from EWD, there are currently 13 units on Manasota Key that are not connected to the system, seven (7) of which are directly on waterfront property. Lack of adequate infrastructure prevents five (5) units from hooking up to the system, four (4) of which

are directly on waterfront property. When flooding occurs, these septic systems leach sewage-contaminated water into our water systems. Lift station on pump line #210 had to be cleaned out several times because it is inadequate to handle the load.

Recommendations for Englewood Water District

1. Request that EWD place the issue of lack of infrastructure on their board meeting agenda and ask for a time frame for completion of this project and the upgrading of present infrastructure as required on Manasota Key to provide competent access to sewer connections for all residents. EWD must require all properties to hook up to sewer within three (3) years and install the piping required to collect sewage from homes that are not currently supported by the sewage system.
2. Request that EWD install a larger pump on line #210 with a completion date of this installation.
3. Since the EWD may not with the force of law be able to make the homeowners connect to the sewer system, we must refer this matter to the State Department of Health.
4. Enforce **Sec. 3-7-56 Utilities Plan** "(3) Other proposed methods or systems (e.g., septic, wells, etc.), approved by the HRS Charlotte County Health Unit except that no individual on site waste treatment system will be placed within 150 feet of tidal water."
5. Request that EWD put a lien on units that are not hooked up, thus preventing the sale of the property until the unit is connected to the sewer system.

6. Within three (3) years of the adoption of the Manasota Key Community Plan, all residential units shall be connected to central sewer.

Rationale

No septic systems should be contaminating the Key's aquifer. Eliminating all septic systems from the Key and improving the existing waste disposal system will reduce the contamination of ground water and recreational waters of the Bay and Gulf due to septic systems. These conditions result in a most unsanitary condition during flooding of certain areas where disease carrying raw sewage can come to the surface and join with floodwaters on the roads and in our yards.

5.3. Lack of adequate drainage and hard-surface non-permeable paving

The current situation

Storm run off and standing water lead to contamination of the water supply in the aquifer. Excess surface water provides a breeding ground for mosquitoes and contaminates recreational waters. This flooding effect is exacerbated by hard, non-permeable surfaces, such as paved parking areas and lack of adequate drainage for storm waters. (In one instance, two (2) property owners were contacted about easements for creating a swale or drainage ditch across their properties and both refused.) Storm water, chemical agents from homes, landscaping, automobiles, etc. contaminate the Bay when they are not removed by natural percolation through the earth. An additional cause of new flooding in some areas of Manasota Key is the practice of raising the base elevation of the building lot by some contractors so the stairs to the first inhabitable floor of the structure will not be so high.

Recommendations

1. Add the following special regulation to **Sec. 3-9-90. Off-street parking and loading facilities.** "Parking spaces and access to parking and patios and similar structures for new developments on Manasota Key shall be required to be constructed of water permeable surfaces." (In addition to crushed seashell parking lots, there is another example of a water permeable parking lot at Anger Pier parking lot on Beach Road.)
2. Add to paragraph (b) of Sec. 3-9-98 Waterfront property, additional bullet point. "(8) The elevation of any lot may not be changed from the documented elevation as of the adoption of the Manasota Key Community Plan ordinances."
3. Future work requires creating new swales, drainage ditches, and storm sewers to divert rainwater.
4. Contact Municipal Services Taxing Unit (MSTU), Lemon Bay Water Reform, CC Emergency Management, and National Flood Insurance Program for assistance in relief of flooding issues due to improper drainage facilities and changes in the elevations on the Key by contractors and builders.

Rationale

Disallowing further hardscapes on Manasota Key will prevent exacerbation of the storm run off problem.

Attempts at soliciting cooperation of neighbors in granting easement for drainage ditches and swales have been rejected. Therefore, we need to get the involvement of agencies that have the power to affect a change in the topography so storm waters can be channeled.

Maintaining the current elevations on Manasota Key will prevent new flooding on the Key.

5.4. Leaking of storm waters into sewage system

The current situation

Storm waters and other standing water finds its way into the sewage system, thereby increasing the removal and reclamation burden.

Recommendations

1. Request that EWD install the necessary gaskets or plastic sleeves on manhole covers to eliminate water intrusion.
2. If possible, identify other possible access points, e.g., uncapped sewer line access pipes.

Rationale

Eliminating water leaking into the sewer system will prevent sewage from backing up into water closets, etc., during storms and flooding. It will also reduce the amount of money required for water reclamation.

5.5. Impact of new development on existing infrastructure

The current situation

New development requires upgrading of the infrastructure.

Recommendation

Propose new zoning regulations that require developers to bear the cost of upgrading infrastructure of not just water systems but also electrical, roads, and other infrastructure required to support increased occupancy. Require that these upgrades be completed prior to new construction.

Rationale

Environmentally the Key can support the impact of only so many inhabitants. In order to provide for sanitation, adequacy of pumping stations, water pressure, fire safety water pressure, etc. for new multi-family dwellings, we must improve our infrastructure. The taxing unit should not be required to support new development.

5.6. Poor water pressure

The current situation

Poor water pressure creates a fire safety hazard in addition to being frustrating to residents. In order for water to be pumped from the Bay to fight fires, a pump truck must be able to get to within 17 feet of the Bay. It takes some time to set up the pumping equipment, and the water cannot be pumped across great distances without losing pressure. This is not an effective method of providing water for fire fighting. A larger pipe has been installed between Sandpiper and Manasota Keys, but it is connected to smaller pipes and, therefore, does not increase the water pressure. Installation of dry hydrants requires constant maintenance to keep inlets free from clogs. Additionally, some roads to residents' homes are designed in such a way as to prevent the access by emergency vehicles.

Recommendations

Sec. 3-3-4. Adoption of code; exceptions defines the requirements for hydrants, fire flow, and others issues related to fire safety. Code should be enforced, especially regarding "fire flow" (i.e., the flow of water to the site).

Additional construction regulations for Manasota Key should require the accessibility of property by emergency vehicles, including turn-arounds on public access streets. County zoning should prohibit building any structure where a fire truck cannot gain access due to road width or height or other obstructions.

Municipal Services Taxing Unit (MSTU) volunteered that they could pay for one (1) hydrant each year.

Rationale

Residents and developers should be equally responsible for the fire protection of their property and make the property accessible to the Fire Department. EWD should be held responsible for providing the fire flow required by the code.

appendix "a": recommended rules and by-laws for the Manasota Key advisory committee (MKAC)

1. Committee Is Established. There is hereby established the Manasota Key Advisory Committee, or MKAC (hereinafter, the "Committee"). For clarity purposes, the terms "Committee" and "MKAC" will be used interchangeably throughout this document.
2. Purposes. The purposes of the Committee include evaluating the recommendations of public and county staff regarding matters affecting Manasota and Sandpiper Keys, including, but not limited to, such things as the implementation of a community plan, land use, zoning, fire suppression services, right-of-way and access issues, island infrastructure, environmental issues, and the development of the findings of the Manasota Key Steering Committee.
3. The Manasota Key Advisory Committee shall be established with two (2) subcommittees as these subcommittees are defined by Section (7) of this Exhibit. Nothing herein shall preclude members from serving on both subcommittees.
4. Membership. The advisory committee shall consist of seven (7) members. One (1) member shall represent single-family property owners. One (1) member shall represent multi-family and tourist interests. One (1) member shall represent commercial concerns. There shall be one (1) representative from the South Manasota Key Association. There shall be one (1) representative from the Municipal Service Taxing Unit (MSTU), and there will be two (2) representatives to serve at large positions. The Committee shall have 120 days to design a set of protocols (by-laws). The initial membership of the Committee shall consist of members of the previous Manasota Key Steering Committee, who shall be reappointed if they meet all criteria. Members of the Committee shall be appointed by the Board as vacancies arise. All members shall serve without compensation.
5. Member Requirements. Each member shall be a full-time resident or business owner on Manasota Key and must be able to devote the time necessary to fulfill the purposes of the Committee.
6. Membership Terms. Originally, two (2) members shall be appointed for a one (1) year term. Three (3) members shall be appointed for a 2-year term and two (2) members shall be appointed for a 3-year term. Appointments may be extended on yearly bases providing no more than four (4) members' terms expire at the same time.

Officers shall consist of a Chairperson, Vice Chairperson, and Secretary. Officers will serve for two (2) years and may be re-elected on a yearly basis.
7. Subcommittees. Manasota Key Advisory Committee shall consist of two (2) subcommittees.
 - a. Architectural Review and Guidelines Committee. This committee shall consist of a chairperson and a minimum of two (2) members at large. This committee shall ensure that construction and signs are compliant with the architectural design guidelines and the sign ordinance which are included in this plan. Upon Board of County Commissioner's adoption of the Architectural Design Guidelines (as these are generally contained in Appendix "C" of this document) and of Signs on Manasota Key Ordinance (as this is generally contained in Appendix "D" of this document), new construction, significant renovations to existing structures, new signs, significant alterations to existing signs, variance requests, and special exceptions requests shall require approval by the Architectural Review and Guidelines Committee. Approval by the (MKARG) approval shall be obtained prior to issuance of building permits. The architectural review and guidelines committee shall require the developer to show all access easements contained within the subject site. It shall be the developer's responsibility to show any and all easements present on the project site. The MKARG shall ensure that as part of final approval, all access easements, including, but not limited to, beach/bay and utility easements, are shown in the final plans. This committee may be assisted by a licensed Architect and a Licensed Landscape Architect. The cost of retaining these two (2) professionals will be paid by a fee for review by builders and developers. (Fee to be determined.)
 - b. Community Development Committee. This committee shall consist of a chairperson and a minimum of two (2) members at large.

The Chairperson of the Advisory Committee shall act as a member of both subcommittees.

No committee will meet without three (3) members in attendance.
8. Removal from Office; Failure to Attend Meetings. Board members may serve on more than one (1) committee.
 - a. Any member of the Committee may be removed from office, with or without cause, by a majority vote of the Board of County Commissioners.
 - b. In the event that any Committee member is absent from three (3) consecutive Committee meetings without a satisfactory excuse acceptable to the Committee Chairperson, the Committee Chairperson shall state such fact at the next regularly scheduled Committee meeting and shall thereafter notify, in writing, the Chairperson of the Board of County Commissioners of the Committee member's failure to attend without satisfactory excuse. The Board of County Commissioners shall review the Committee Chairperson's notification at a County Commission meeting and may declare the Committee member's position to be vacant if the County Commission concurs that the Committee member was absent from three (3) consecutive Committee meetings without a satisfactory excuse and shall promptly fill the vacant position. The Committee member shall not serve at any meetings after his or her position is declared vacant.



- c. If any member of the Committee is absent for more than one-third (1/3) of the Committee's meetings in a given fiscal year, it shall be deemed that the member has tendered his/her resignation from such Committee. The Board of County Commissioners shall, as soon as practicable after such resignation, declare the position to be vacant and shall promptly act to fill the vacancy. The Committee member shall not serve at any meetings after his/her position has been declared vacant by the Board of County Commissioners.
9. Officers, Quorum, and Rules of Procedure.
- a. Annually the membership of the Committee shall elect a chairperson, vice chairperson, and a secretary from among the members. Officers' terms shall be for one (1) year, with eligibility for re-election.
- b. The presence of four (4) or more members shall constitute a quorum of the Committee necessary to take action and transact business. In addition, an affirmative vote of a majority of members present and voting, after quorum requirements have been met, shall be necessary in order to take official action. A tie vote shall not be considered an affirmative vote but a negative vote. In addition, approval of a revision to the bylaws to forward to the Board of County Commissioners for approval shall require five (5) votes of Committee members present and voting.
- c. The Committee shall keep a written record of meetings, resolutions, reports, findings, determinations, and exhibits. Copies of all Committee minutes, resolutions, reports, findings, determinations, and exhibits shall be submitted to the Board of County Commissioners. All meetings shall be open to the public and shall be subject to Chapter 286, Florida Statutes.
- d. The Committee, its members, and all its proceedings shall be governed by the applicable provisions of the Florida Sunshine Law, Chapter 286, Florida Statutes, the Florida Public Records Law, Chapter 119, Florida Statutes, and the Florida Ethics Code, Chapter 112, Florida Statutes, and any other State or County statute, Ordinance, or rule. The Committee, its members, and its proceedings shall be governed by and conducted in accordance with Robert's Rules of Order, insofar as they do not conflict with any other provision(s) of this Resolution.
10. Reimbursement of Expenses. Members of the Committee shall serve without compensation but shall be entitled to receive reimbursement for expenses reasonably incurred in the performance of their duties upon approval of the Board of County Commissioners and receipts received by the MSTU, Countystaff member. Expenses for the conduct of business (e.g., legal advertisements, copying, etc.) shall be borne by the MSTU.
11. Meetings. The Committee shall first meet as soon as practicable. Thereafter, the Committee Chair shall determine the periodic frequency of meetings. Meetings shall be scheduled to facilitate the attendance of such county personnel as may be necessary for items under discussion. The committee's chairperson may cancel any meeting where no new business or old business is to be heard, and no one has requested to provide public input.
12. Notices. The Committee Chair shall take all necessary steps to cause the publication of notice of Committee meetings, to make a record of the meetings and actions of the Committee, and to report the activities of the Committee to the Board from time to time or upon request of the Board.
13. Support. The Community Development Department shall provide the Committee with technical or administrative support.



appendix "b": revised zoning districts

The Residential Single-family zoning district shall be modified for its implementation on Manasota and Sandpiper Keys as follows:

Section 3-9-32. Residential Single-family (RSF).

- a. Intent. The Residential Single-family (RSF) districts are intended to be used for single-family residential dwellings and other uses normally associated therewith. Among RSF-1, RSF-2, RSF-3.5, and RSF-5 districts, there are variations in requirements for lot area, width, and certain yards.
- b. Permitted principal uses and structures. The following uses and structures are permitted in this district:
 1. Single-family dwellings excluding mobile homes.
 2. Nonprofit parks and playgrounds, as well as nature trails which do not include parking.
 3. Art and music instruction provided only one (1) student at a time is receiving instructions.
 4. Noncommercial boat docks.
- c. Permitted accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district. Detached permanent garage structures are subject to the yard setback requirements of this section. All other permitted accessory structures must be located behind the leading edge of the living

area of the residence and must comply with applicable yard setback requirements. Permitted accessory structures include:

1. Private garage and storage structures subject to the following standards:
 - a. No metal buildings and/or temporary structures such as canvas awnings or carports shall be allowed.
 - b. Accessory buildings over 250 square feet must be compatible in appearance and materials to the residence.
 - c. The total maximum coverage area of all accessory structures shall not exceed the greater of 1,000 square feet or one-half (1/2) the footprint of the principal structure. Nothing herein shall be construed to permit lot coverage in excess of the 35 percent maximum lot coverage established in subsection (f) of this section. Owners of property one (1) acre or more in size may apply for a special exception from the total maximum coverage area limitation established in this subsection.
2. Greenhouses or the growing of plants and horticultural specialties, provided no retail sales are made on the premises.
3. Swimming pools.
4. Tennis courts.

- d. Prohibited uses and structures. Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception, including but not limited to manufactured homes, mobile homes, commercial parking lots and private clubs not otherwise permitted, or permitted by special exception, shall be unlawful in this district.
- e. Special exceptions. (For procedure, see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:
 1. Cluster houses and patio houses, provided a site plan is approved by the development review committee and the Manasota Key Advisory Committee.
 2. Beach clubs, provided no parking is located inside any setbacks.
 3. One (1) guest house or one (1) servant's quarters for each single-family dwelling, provided the lot area shall be not less than twice the minimum lot area required for a single-family dwelling. This guest house is intended for temporary usage and shall not be rented for any period longer than three (3) months.
 4. Home occupations, in accordance with section 3-9-79. Signs for home occupations must conform with the signage guidelines as proposed in Exhibit "D" of this plan.
 5. Zero-lot lines in nonconforming RSF-5 zoning district, provided the structures observe twice the minimum side yard on the opposite side of the lot

6. Essential services and emergency services.
7. Such other uses as determined by both the zoning official (or the zoning official's designer) and the Manasota Key Advisory Committee to be:

- a. Appropriate by reasonable implication and intent of the district;
- b. Similar to another use either explicitly permitted in that district or allowed by special exception; and
- c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official (or his/her designer) and the Advisory Committee can be appealed pursuant to section 3-9-6 of these regulations.

- f. Development standards. The development standards for this zoning district shall be fully compliant with the provisions contained in the Manasota Key Community Plan.



The Residential Multi-family zoning district shall be modified for its implementation on Manasota and Sandpiper Keys as follows:

Section 3-9-33. Residential Multi-family (RMF).

- a. Intent. The Residential Multi-family (RMF) districts are intended to be low- or high-density residential districts with emphasis on multifamily use.
- b. Permitted principal uses and structures. The following uses and structures are permitted in this district:
 - 1. All principal uses and structures permitted in RSF districts.
 - 2. Two-family dwellings.
 - 3. Multiple-family dwellings.
 - 4. Cluster houses.
 - 5. Townhouses.
 - 6. Patio houses.
- c. Permitted accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district.
- d. Prohibited uses and structures. Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district, including mobile homes and private clubs not otherwise permitted, or permitted by special exceptions.

- e. Special exceptions. (For procedure, see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:

- 1. Beach clubs, provided no parking is located inside any setbacks.
- 2. Home occupations in accordance with section 3-9-80.1.
- 3. Such other uses as determined by both the zoning official (or the zoning official's designer) and the Manasota Key Advisory Committee to be:

- a. Appropriate by reasonable implication and intent of the district;
- b. Similar to another use either explicitly permitted in that district or allowed by special exception; and
- c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official (or his/her designer) and the Advisory Committee can be appealed pursuant to section 3-9-6 of these regulations.

- f. Development standards. The development standards for this zoning district shall be fully compliant with the provisions contained in the Manasota Key Community Plan.

The Commercial Tourist zoning district shall be modified for its implementation on Manasota and Sandpiper Keys as follows:

Section 3-9-45. Commercial, tourist (CT).

- a. Intent. The purpose and intent of the commercial, tourist (CT) district is to permit the designation of suitable locations for and to facilitate the proper development and use of land for the commercial provision of accommodations and services for tourists and other visitors and short-term or seasonal residents. The term "accommodations" is here intended to include housing, various amenities, including recreational facilities, and local retail trade in goods and service, both general and specific to the locality/attractor or principal activities. Areas designated commercial, tourist are expected to be located near or adjacent to an attractor of tourism such as Gulf beach frontage, major public or private parks, and other recreational or scenic resources.
- b. Permitted principal uses and structures. The following uses and structures are permitted in this district:
 - 1. Hotels and motels.
 - 2. Multiple-family dwellings.
 - 3. Professional and business services.
 - 4. Restaurants, pharmacies/drug stores, gift shops.
 - 5. Essential and emergency services.
 - 6. Convenience stores.
 - 7. Private clubs.

- c. Permitted accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district, including a residential dwelling unit within the same structure as the principal use for occupancy by owners or employees of permitted uses.
- d. Prohibited uses and structures. Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- e. Special exceptions. (For procedure, see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:
 - 1. Non-motorized recreational rentals.
 - 2. Retail sales and services not otherwise permitted.
 - 3. Parking lots, garages and structures, provided that all parking areas are located at ground level and do not encroach on side setbacks. Multi-level parking garages are prohibited.
 - 4. Such other uses as determined by both the zoning official (or the zoning official's designer) and the Manasota Key Advisory Committee to be:
 - a. Appropriate by reasonable implication and intent of the district;
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception; and
 - c. Not specifically prohibited in that district.



The board of zoning appeals shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official (or his/her designer) and the Advisory Committee can be appealed pursuant to section 3-9-6 of these regulations.

- f. Development standards. The development standards for this zoning district shall be fully compliant with the provisions contained in the Manasota Key Community Plan.

Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, or the Manasota Key Community Plan, whichever is more restrictive.

If the CT district abuts a residential district, no structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than 25 feet or the building height, whichever is greater.

- g. Signs. Signs shall be in accordance with section 3-9-95 and the Manasota Key Community Plan Exhibit "D," whichever is more restrictive.
- h. Off-street parking. Off-street parking shall be in accordance with the Manasota Key Community Plan.

The Environmentally Sensitive zoning district shall be modified for its implementation on Manasota and Sandpiper Keys as follows:

Section 3-9-28. Environmentally sensitive (ES).

- a. Intent. The purpose and intent of the environmentally sensitive district is to preserve and protect certain land and water areas in unincorporated Charlotte County which have overriding ecological, hydrological, physiographic importance to the public at large. It is intended to preserve and protect open spaces, park lands, wilderness areas, marshlands, watersheds and water recharge areas, scenic areas, beaches and native flora and fauna in those areas designated ES or LD on the comprehensive plan map. It is intended to allow limited public/private recreational/educational uses and their incidental accessory uses and structures.
- b. Permitted principal uses and structures. The following uses and structures are permitted in this district:
1. Public and private game preserves, fish and wildlife management areas, hatcheries and refuges, parks and open spaces.
 2. Water conservation areas.
 3. Single-family residences meeting all development standards contained in this zoning district and/or the Waterfront Ordinance.

4. Limited educational facilities such as canoeing, hiking and nature study, and outdoor education in keeping with the intent of the district.
- c. Permitted accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in this district.
1. Piers, docks, and wharves which comply with section 3-9-70, "Boat docks; boathouses; boat lifts."
- d. Prohibited uses and structures. Any use or structures not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- e. Special exceptions. (For procedure, see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:
1. Essential services and emergency services.
 2. Such other uses as determined by both the zoning official (or his/her designer) and the Manasota Key Advisory Committee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
 - c. Not specifically prohibited in that district.

The board of zoning appeals and the Advisory Committee shall review a favorable determination of the zoning official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning official or his/her designer can be appealed pursuant to section 3-9-6 of these regulations.

- f. Development standards. The development standards for this zoning district shall be fully compliant with the provisions contained in the Manasota Key Community Plan.

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section i. Introduction

Manasota Key contains a significant percentage of the County's waterfront property. In recent years, Sarasota, Lee, and Charlotte Counties have experienced accelerated development of their prime waterfront areas. Development interests in Manasota Key include the redevelopment of Residential Single-family areas into condominiums and the conversion of commercial areas into hotels. There are relatively few areas which provide public access to the beaches and Lemon Bay — this may limit Charlotte County citizens' enjoyment of beaches and waterfront amenities in general. As Charlotte County continues to urbanize, demand for these kinds of amenities is certain to increase; if growth is not managed, change will be in detriment of the quality-of-life that residents and visitors now enjoy.

With these concerns and awareness of the rapid redevelopment on the island, a group of Manasota Key and Sandpiper Key residents formed a steering committee and requested support from the Charlotte County Board of County Commissioners. In response, Charlotte County has provided the committee with planning staff and retained a team of consultants for the preparation of this plan.

Charlotte County staff, the consultant team, and the steering committee have held numerous hearings and several workshops; all of these sessions were open to the public in an effort to reach and address the needs of the general community. Today, after countless hours of research, meetings, workshops, discussions, and newspaper articles, the team of residents, staff and consultants respectfully request the Board of County Commissioners accept this plan as a guide for future development on the islands.

This document is intended for application to the areas commonly known as Manasota Key and Sandpiper Key, as well as to the bodies of water that abut and surround the islands. More specifically, the area on which this plan is recommended to be applied includes the Charlotte County portion of Manasota Key and the entirety of Sandpiper Key. Geographically, the islands are situated south of the Sarasota-Charlotte county line, west of the Tom Adams Bridge, north of Stump Pass Beach Park and east of the Gulf of Mexico. The terms "Manasota Key," "Sandpiper Key," "island," and "islands" are present throughout the document; these terms are used interchangeably to make for a simpler document.



authority and purpose

Section 2. Authority.

This document shall be adopted as the Manasota Key Design Guidelines and shall be adopted as referenced in and as attachment to the Charlotte County Zoning Code. These guidelines shall be used as the standard for all developments and improvements on Manasota Key.

Section 3. Purpose.

The purpose of the Manasota Key Design Guidelines is to ensure the preservation and enhancement of the Manasota Key community character, quality-of-life and sustainability. These guidelines are adopted for the purpose of implementing the policies, goals, and objectives of the Comprehensive Plan and shall further implement the contents and regulations of the Charlotte County Zoning Code.

Section 4. Intent.

The intent of the Manasota Key Design Guidelines is to enhance and maintain the character of the Key by providing specific criteria by which the built environment will be created, maintained, and restored. These guidelines are intended to implement the policies, goals, and objectives of the Comprehensive Plan as adopted and envisioned by its citizens and the Board of County Commissioners.

Section 5. Applicability.

The Manasota Key Design Guidelines shall be applicable to all development upon Manasota Key and Sandpiper Key located west of the Tom Adams Bridge, south of the County line and north of Stump Pass. Applicable areas are delineated on the graphic displayed on this page. All new structures, additions and enhancements shall be conducted in accordance with these design guidelines. These guidelines shall be applicable to structures and site development. The guidelines shall apply to new construction and to alterations or additions to existing structures exceeding 50% of the replacement value of the said structure. Only exemptions specifically expressed and stated within this document shall be allowed.

Section 6. Pictures and Graphics.

The Manasota Key Design Guidelines shall include pictures and graphics to illustrate regulations, standards, and ideas. (The pictures and graphics herein shall be considered regulatory standards and shall constitute necessary language development requirements.)



The areas within the red boundary are properties that are applicable to the Manasota Key Design Guidelines.

nonconformities

Section 7. Nonconformities.

This section shall apply to all development on Manasota Key that does not conform to the Manasota Key Design Guidelines.

Section 7.1. Classification.

Nonconformities shall be classified as projects and structures that do not conform to these guidelines. Specifically, nonconformities are classified as structures, buildings, uses, structure placement, and building orientation.

Section 7.2. Creation.

In order to be classified as a nonconformity, the project, structure, or situation must be established by at least one of the following modes:

- A. The nonconformity must have been legally created under other regulations or an absence thereof prior to the adoption of these guidelines.
- B. The nonconformity was created where a lawful public taking has occurred.

Section 7.3. Intent Concerning Nonconformities.

It is the intent of this section to require the cessation of nonconformities and permit such structures to continue until they are removed or corrected, but specifically not to encourage their survival. It is also intended that nonconformities, with regards to these guidelines, not be used as grounds for enlarging by means of extension or expansion except as specified in this section.

Section 7.4. Expansion of Nonconformities.

Nonconforming structures may be expanded by means that are consistent with the Manasota Key Design Guidelines and concur with the following standards:

- A. In no circumstances shall structures, buildings, or site configurations be expanded to become more nonconforming than they may otherwise exist.
- B. Reconstruction, repair, or enhancement of an existing nonconforming structure shall adhere to the entirety of these guidelines, if said improvement exceeds 50% of the replacement cost of the structure. Incremental improvement values will be aggregated over a five-year period in determining this standard.
- C. All new portions of an existing building or developed site shall adhere to the Manasota Key Design Guidelines.

Section 7.5. Protection of Existing Structures.

Existing structures shall not be required to conform to the provisions of these guidelines. However, new additions, building modifications and reconstruction of said structures shall be in conformance with these design guidelines.



design guidelines

Section 8. Design Guidelines.

Design guidelines shall be applied to all development as expressed in this section. These design guidelines generally address the following aspects of development: building facades, building height, building roofs, accessory structures, fences, lighting, site arrangement, and non-residential structures. These guidelines shall regulate building and development on Manasota Key and be used in addition to those standards expressed in the Charlotte County Zoning Code. If there are conflicts or inconsistencies between this document and the Charlotte County Zoning Code, the more stringent shall apply.



building facade: materials

Section 8.1. Building Facade.

Building facades shall be constructed, maintained, and improved according to the following:

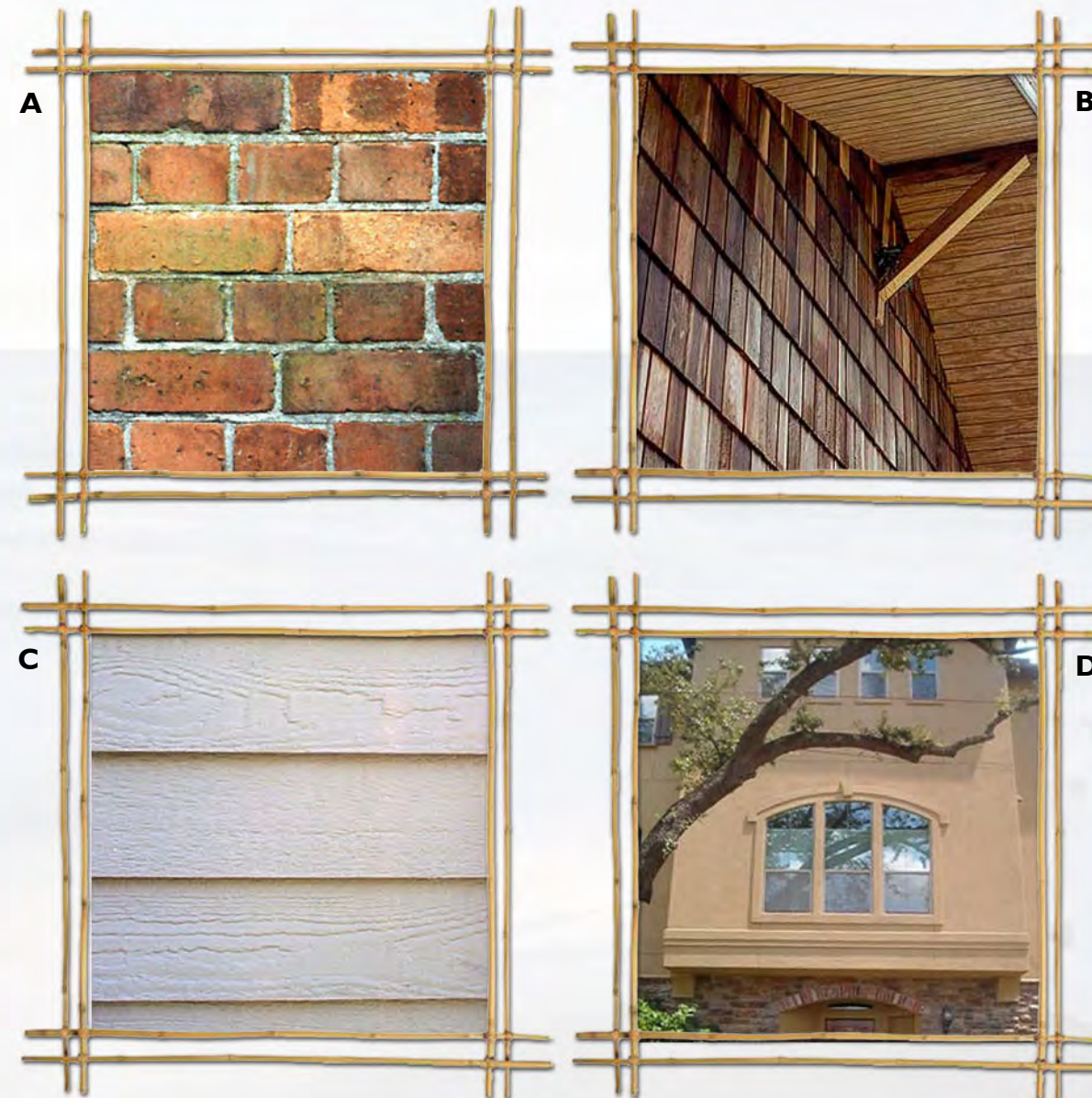
Section 8.1.A. Building Materials.

Facades shall be improved and constructed with one or a combination of the following materials: masonry, stucco, vinyl, and/or wood. These standards shall not apply to doors, windows, and/or trim. Specific accent materials shall be allowed pursuant to these guidelines.

1. Masonry. A masonry finish may be allowed on any facade; however, unfinished and exposed concrete block shall be prohibited.
2. Wood. A wooden finish may be allowed on any facade pursuant the following additional standards: Wooden panels and board shall be installed in either a flush horizontal or vertical pattern. Slanted wood patterns shall be discouraged unless specifically approved by the Board.
3. Vinyl/Hardi-plank. Vinyl siding, or similar materials, may be permitted provided that the pattern resembles wooden panels.
4. Stucco. A stucco finish may be allowed on any facade.

Appropriate facade materials include:

- A. Brick
- B. Wood/Shake
- C. Vinyl/Hardi-plank
- D. Stucco & Stone



building facade: materials

Section 8.1.A. Building Materials continued.

5. Accent Materials. Rock and tile may be used as accent materials on building facades. Wrought iron and other similar materials may also be used for accent elements. In general, accent materials should be limited to twenty percent of the building facade. When proposed, faux finishes should resemble indigenous Florida rock.
6. Prohibited Materials. The following materials shall be specifically prohibited for all building facades: metal and reflective surfaces.



A & B. Accent materials such as rock are appropriate around building entrances or portions of the facade.



building facade: materials



A variety of facade materials are appropriate for Manasota Key buildings including:

- A. Horizontal siding.
- B. Stucco exterior with wood or cast stone accent columns.
- C. Vertical wooden siding and accent elements.

building facade: windows

Section 8.1.B. Windows.

Windows shall be placed on all facades and exterior walls. Windows shall be installed and consistent with the following:

1. Windows shall encompass a minimum of 20% of the front building facade. In situations where an addition is added to a portion of an existing facade, this standard shall apply to the new portions only.
2. Windows should not exceed 60% of any individual building facade area (i.e., front, side, or rear).
3. Window tinting shall not resemble a mirror or other highly reflective surface.
4. Windows on the front facade shall be a minimum of seven square feet in area. Accent windows above or around doorways and other windows shall be exempt from this standard.
5. A single window panel should not exceed 40 square feet, unless consistent with a clearly defined architectural style.



A & B. Windows should encompass between 20% and 60% of the building facade facing the street or beach area. Image A represents 20% window coverage, and Image B represents 60% window coverage.

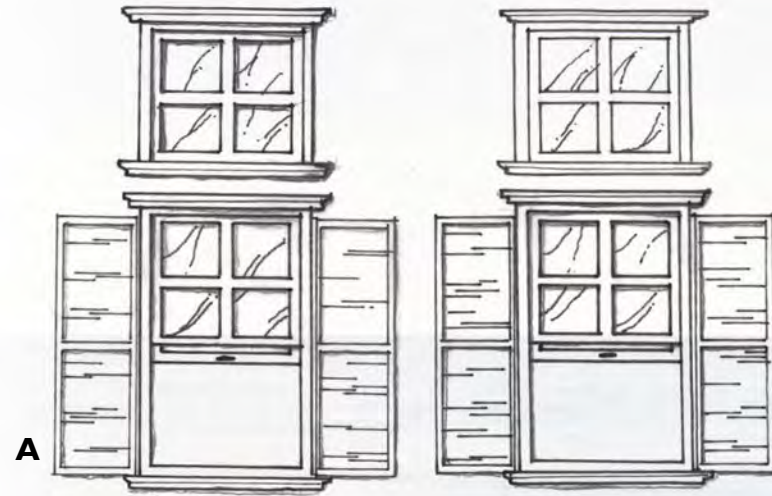
building facade: windows

Windows should be used to create architectural interest and focus:

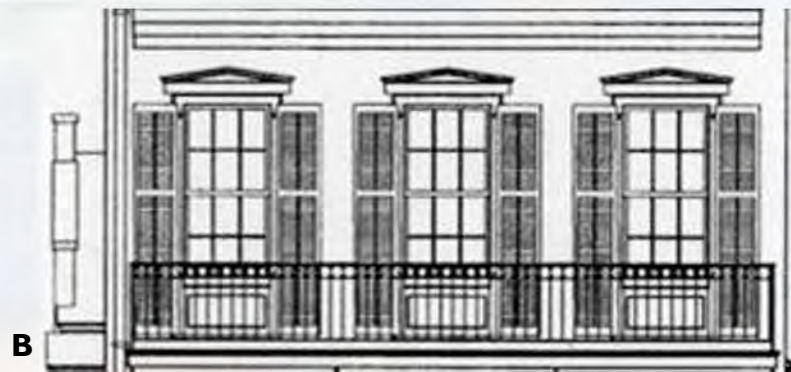
A. Windows should be a minimum of seven square feet in area; however, accent windows are exempt from this standard.

B & C. Windows should provided architectural detail that complements the structure.

D. Front facades should possess a generous amount of windows to project a welcoming appearance as seen from the street.



A



B



C



D

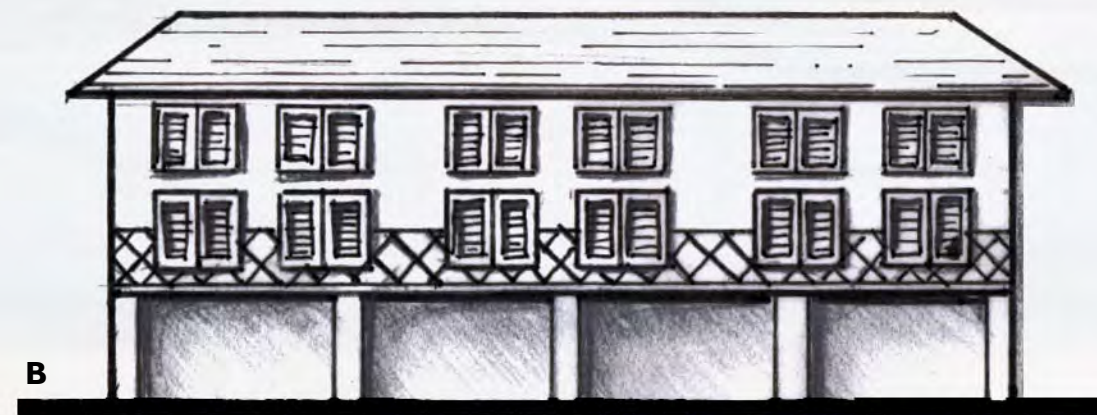
building facade: walls and entrances

Section 8.1.C. Walls.

Exterior building walls shall not be designed to appear as continuous planes with no architectural relief. All exterior building walls shall include a window or other form of architectural relief for every 600 square feet of wall area.

Section 8.1.D. Building Entrances.

All buildings should have a clearly defined building entrance.



- A. It is preferred that all facades contain windows.
- B. For windowless exterior walls, a decorative molding, archways, tile, and/or faux shutters should be used to add interest. In no circumstances, should an exterior wall be plain and without architectural details.
- C. Building entrances, especially multi-family and non-residential structures, should be framed with architectural features such as porticos, archways, roof structures, and/or distinguishing facade materials.

building facade: garage doors

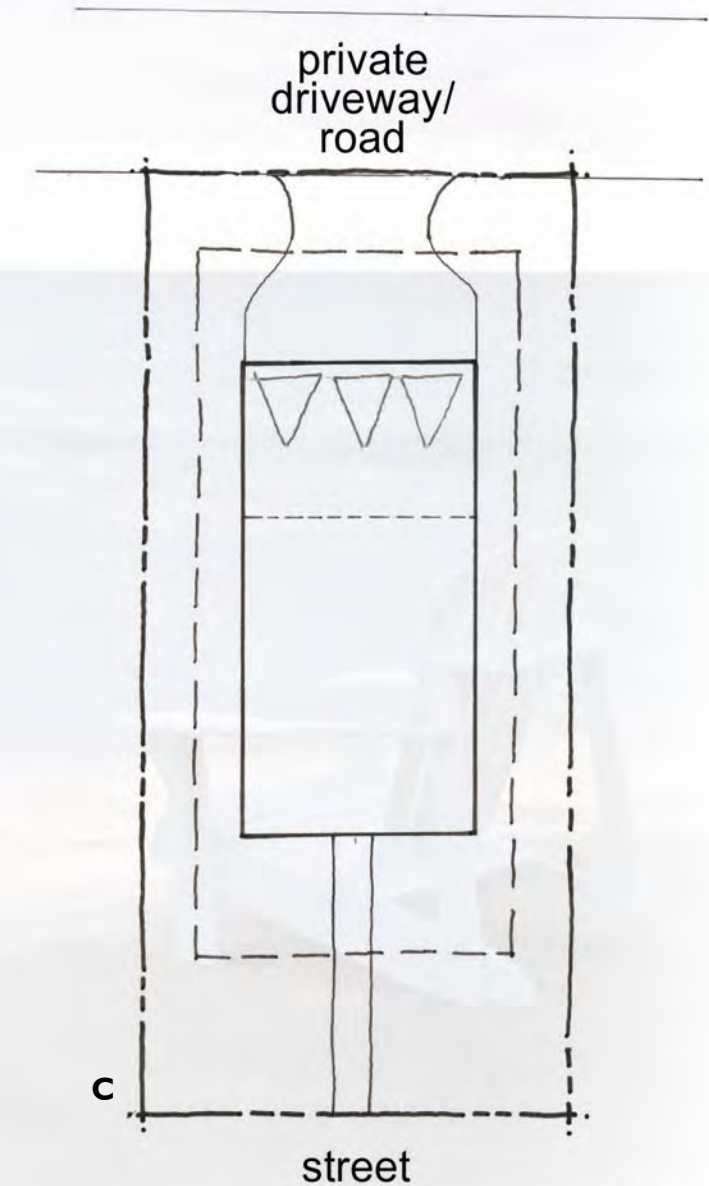
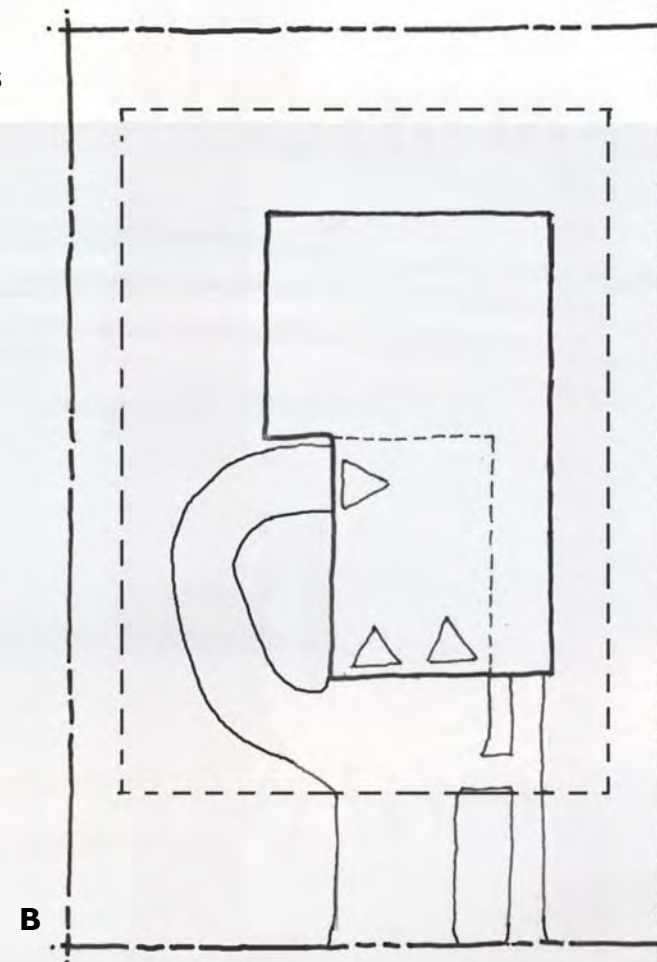
Section 8.1.E. Garage Doors.

Garage doors shall be installed pursuant to the following design standards:

1. An opaque garage door shall be installed on all covered parking areas that are enclosed with walls or lattice on three sides.
2. Windows along the top portions of garage doors shall be permitted provided that such windows do not exceed 20% of the door surface.
3. Garage doors for single-family residential properties should have a maximum width of a two-car garage facing the street.

Garages should be designed to be harmonious with the building in which they are attached.

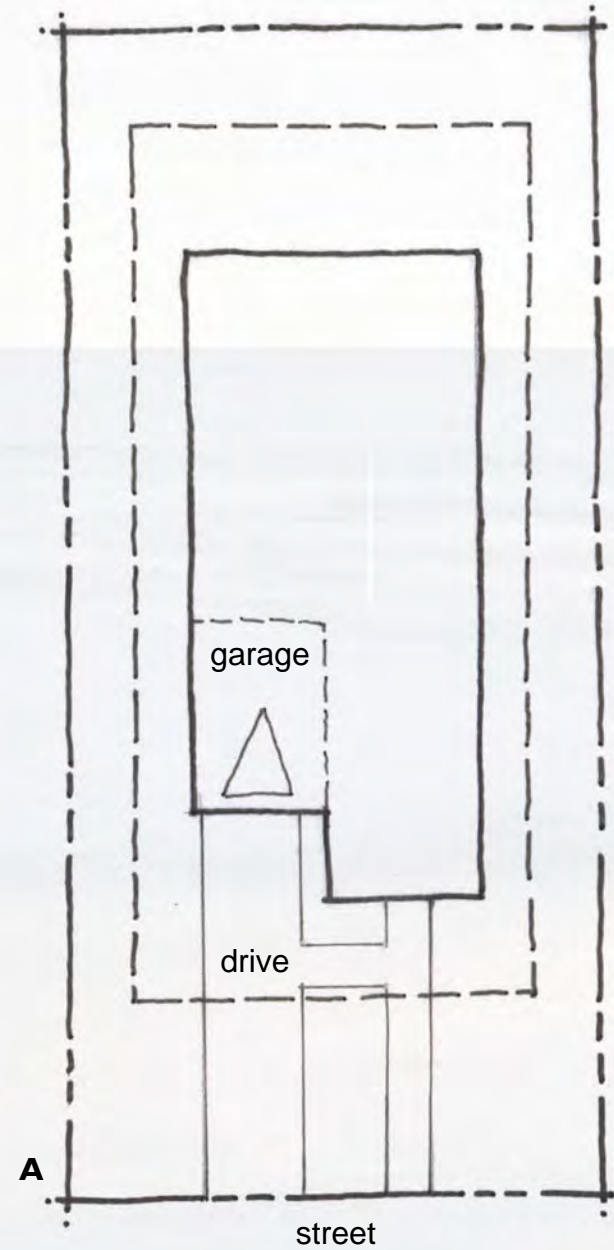
- A. Windows along the top portion of garage doors are encouraged.
- B. Two garage bays may face the street; additional garage bays should be located to the side or rear of the building.
- C. Where applicable, garages should be oriented to alleys.



building facade: garage doors

Section 8.1.E. Garage Doors Continued.

4. Garages are preferred to be flush or recessed back from the front facade so as not to dominate the architectural design and appearance.
5. Garage door opening heights should be limited to 10 feet unless effectively integrated into the architectural style of the structure.



- A. Garages facing the street should be recessed behind the primary front facade.
- B. Garages may also be flush with the front facade where building or site constraints preclude the design option expressed in "A". Generally, doors should not be excessive in height.

building facade: trim

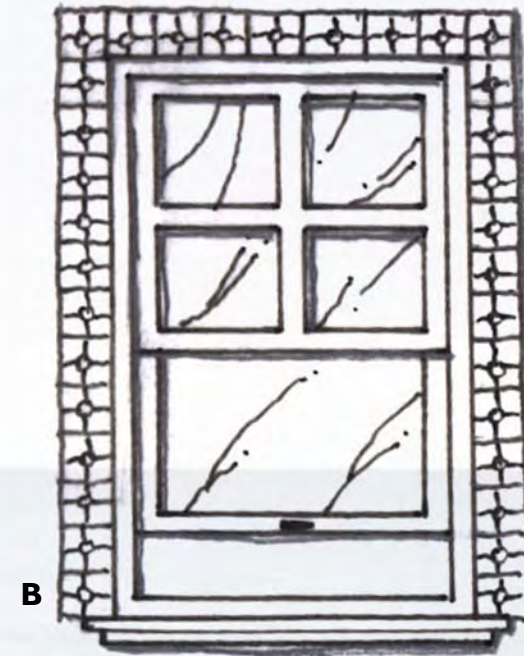
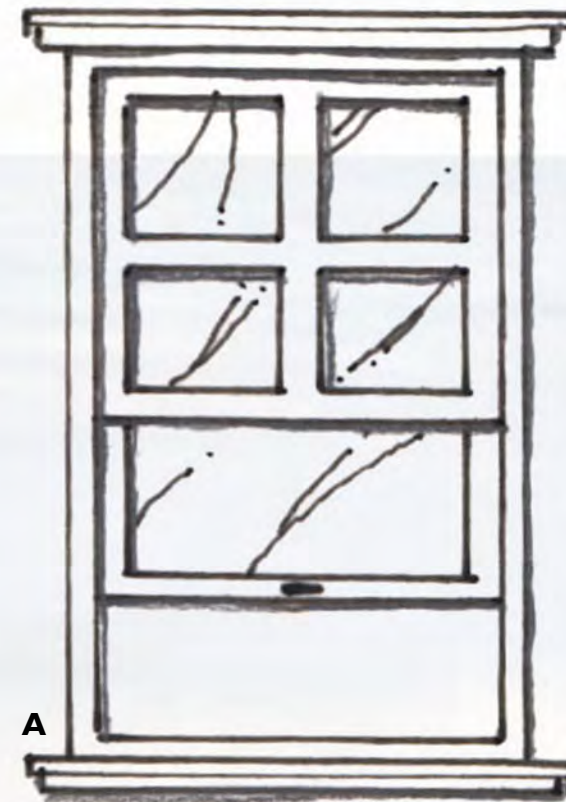
Section 8.1.F. Trim.

Trim shall be required around all wall openings including, but not limited to, windows, doors, balconies, and alcoves, except as noted below. Trim shall be installed pursuant to the following standards:

1. Trim shall resemble wood, masonry, stone, stucco or tile. Reflective metal finishes shall be prohibited.
2. Trim shall be a minimum of three inches in width if installed on the building facade.
3. Trim requirements may be waived if the Design Review Board determines the building type to be a clearly defined architectural style where trim would not be appropriate.

Trim should be installed around all exterior wall opening and may include a multitude of materials and styles including:

- A. Wood
- B. Tile
- C. Stucco, stone or molding



roofs

Section 8.2. Roofs.

Roofs shall be constructed, maintained and repaired along the following guidelines.

Section 8.2.A. Materials.

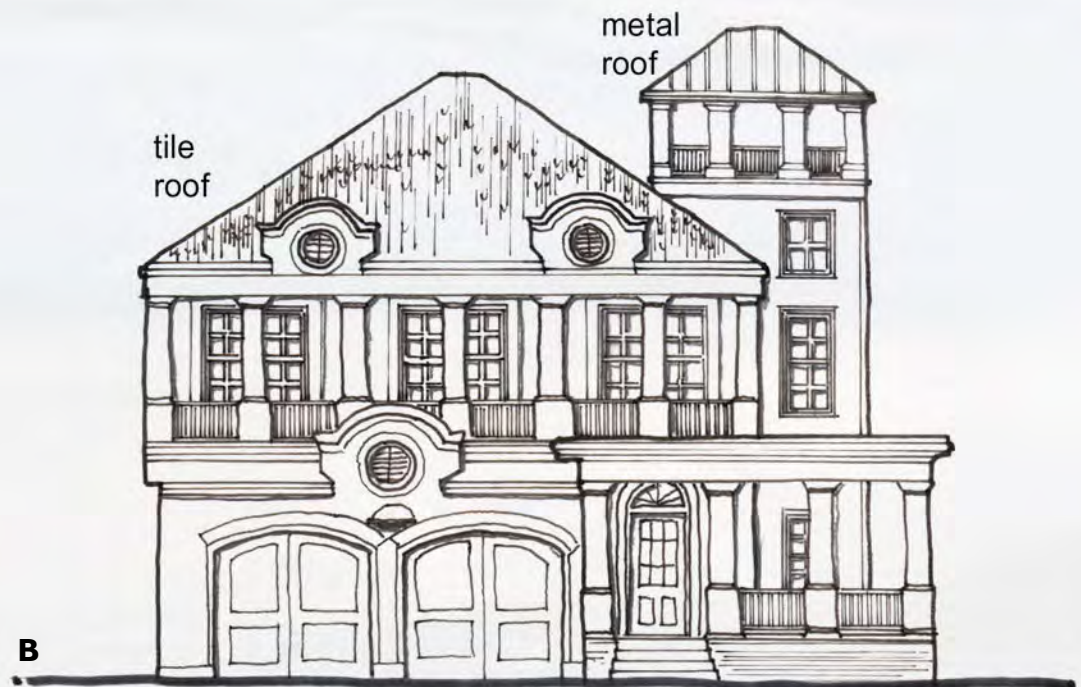
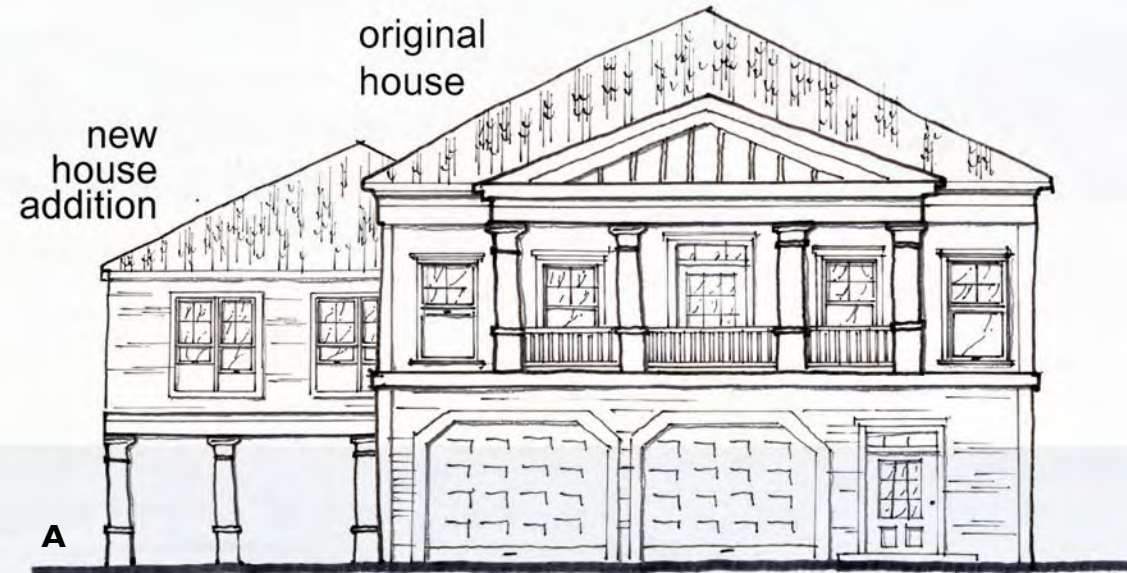
Roof materials shall conform to the following standards:

1. Roofs on building additions shall complement the roof of the principal structure. In the event a new roofing material is used on an existing building's addition, the entire structure shall project a complementary style.
2. Roofs shall be predominately opaque in appearance. Glass surfaces such as skylights should be limited.
3. Roof materials shall resemble metal, tin, wooden shingle, "dimensional" asphalt shingle, barrel tile, concrete tile, or slate.
4. Flat roofs shall be exempt from all preceding roof material standards and restrictions, provided a parapet or mansard wall is utilized to screen the roofing seams. Flat roofs shall be effectively integrated as a part of a clearly-defined architectural style.
5. Solar panels shall be installed to be at the same angle of incline as the roof pitch where possible. Solar panels should be positioned on portions of the roof that are not readily seen from abutting roadways. Solar panels on flat roofs should be positioned on portions of the roof that are not readily seen from the abutting roadways.

Section 8.2.B. Shape.

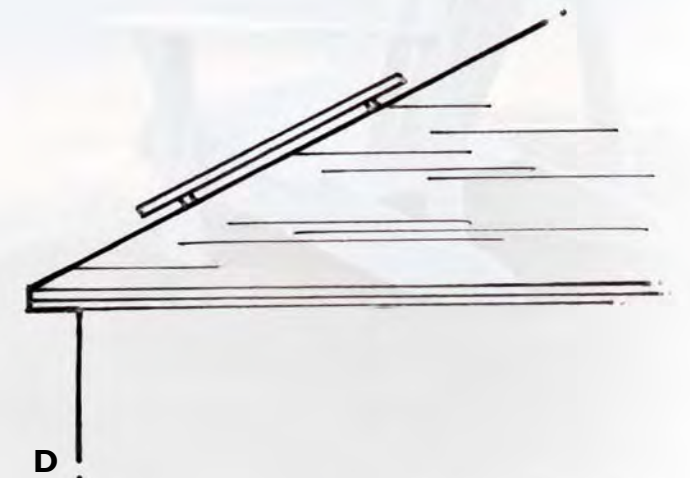
Generally, roof shape shall conform to the following standards:

1. Typical A-frame style roof designs shall not be permitted.
2. Roofs should not be designed as a half-circle or curved radius.



Roofs shall be complementary and project a harmonious design on each structure.

- A. Roof materials on building additions should match or complement the existing portions of said structure.
- B. Structures may include multiple roofing materials as long as all are harmonious in design.
- C. Flat roofs are appropriate when buildings are designed with a mansard wall or parapet.
- D. Solar panels should be installed at the same incline as the roof in which they are attached, where possible.



architectural accents and features

Section 8.3. Architectural Accents and Features.

Architectural accents and features placed upon buildings shall conform to the following standards:

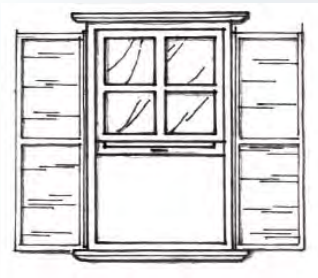
Section 8.3.A. Chimneys.

Chimneys shall be constructed within the height limitation of Manasota Key Design Guidelines. Chimney building materials may differ from the principal structure. Chimneys must be vertical.

Section 8.3.B. Antenna Structures.

Generally, antenna structures should be screened and located behind the front building facade. Antenna structures shall be subject to district height limitations unless approved otherwise by the Board.

Section 8.3.C. Shutters.



Shutters shall be proportional to the windows in which they are attached.

Shutters shall be in proportion to the structure's windows. Each shutter shall be a maximum width of one-half (1/2) of the window width in which they are adjacent. Faux shutters not adjacent to windows shall be permitted, provided their width does not exceed six (6) feet.

Section 8.3.D. Wall Art.

Wall art is permitted upon exterior walls but strongly discouraged from the front building facade. All wall art visible from public streets should reflect the Manasota Key character or coastal setting, and must obtain approval by the Board.

Section 8.3.E. Gutters.

Gutters shall resemble and/or match the building trim or primary facade. Gutters shall not cause water to accumulate on neighboring properties or directly upon driveways or sidewalks.

Section 8.3.F. Awnings.

Non-residential awnings, where allowed by Zoning Ordinance, shall be limited in width to the front display window only.

Section 8.3.G. Lattice.

Lattice used on buildings, and specifically to conceal structural areas, shall be of the same pattern and appearance through the outside of the structure in which it is attached. Lattice shall be permanently secured to the principal structure to which it is attached. All lattice shall be vinyl or painted to complement the building.

Section 8.3.H. Porches.

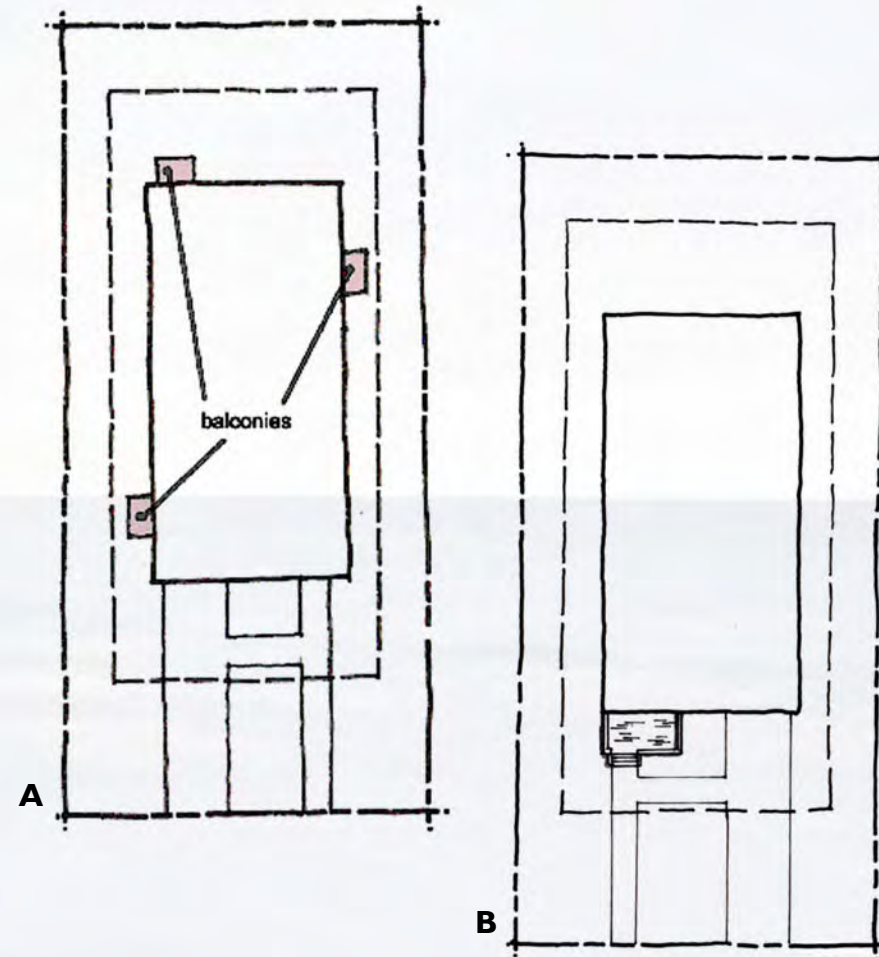
Porches should be included on the front of all new buildings. When proposed, porches should be constructed with the following:

1. Porches should generally be a minimum of six (6) feet deep.
2. Porches should include columns or other support features that complement the architectural style of the principal structure to which they are attached.

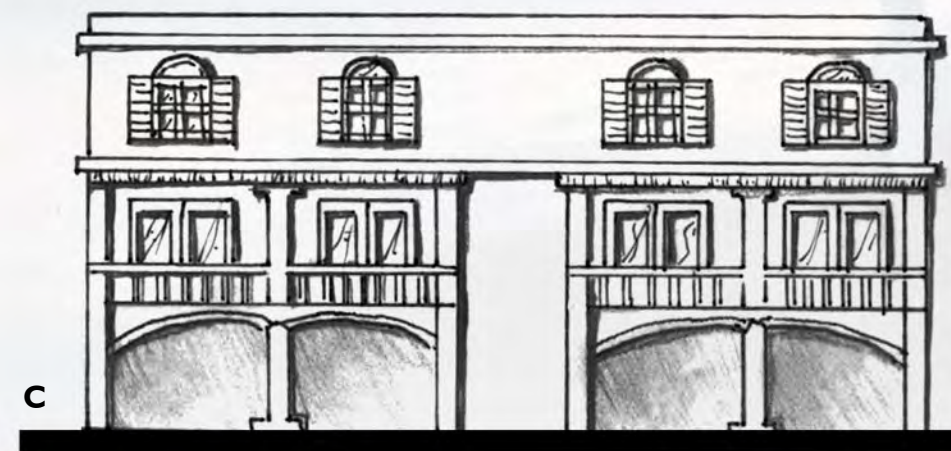
Section 8.3.I. Balconies and porches.

Balconies shall be constructed only in conformance with the following standards:

1. Balconies shall be prohibited from encroaching structural setbacks.
2. Balconies should complement the architectural style of the principal structure to which they are attached.



- Porches should be encouraged on the front facade of all buildings in order to project a welcoming feeling.
- A. Porches should contain at least six (6) feet of depth in order to be functional.
 - B. Balconies are required to adhere to setback standards.
 - C. The porch should complement the architectural style of the structure to which it is attached.



architectural accents and features

Section 8.3.J. Stairs.

Outside staircases shall be constructed and replaced consistent with the following standards:

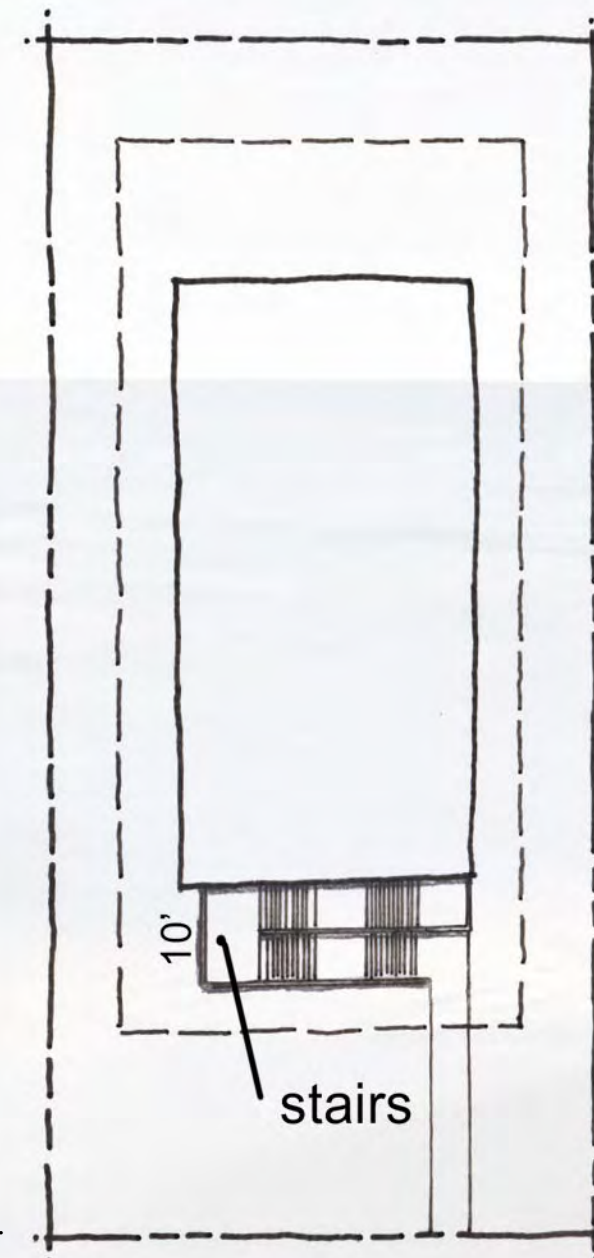
1. Stairs shall not encroach or cantilever into any structural building setback or recorded access easement.
2. Stairs shall not extend forward of the front building facade in excess of ten feet, exclusive of the landing.
3. Stairs shall be integrated into the architectural style of the principal structure to which they are attached. Specifically, stairs should include the same colors, accents, materials and details found on the principal structure.

Section 8.3.K. Widow's Walks.

Widow's Walks shall be permitted atop all structures as long as no structural element exceeds the district height limitations.

Section 8.3.L. Address Numbers.

All structures shall post address numbers on the front building facade in a location either by the front entrance or garage doors. Numbers shall be legible from the adjacent roadway.



Exterior stairs should not extend past the front facade in excess of ten feet.

Lighting

Section 8.4. Lighting.

Lighting fixtures, structures and elements shall be constructed, installed, maintained and replaced consistent with the following standards:

Section 8.4.A. Fixtures.

Exterior lighting fixtures shall adhere to the following standards:

1. All lighting fixtures shall be installed to orient light downward and to provide glare reduction optics and shielding features. No fixture shall direct light upward or onto adjacent property. (Exemptions shall include small accent lights that are directed upward to softly illuminate landscaping).
2. Fixtures for lighting along public rights-of-way and within public park areas should follow a consistent design theme. Dramatically differing styles shall be avoided.
3. Light globes must not protrude below shades. Light shades must screen the point source from the beach to minimize sky glow.
4. Exterior lights should be provided on all multi-family and commercial sites to provide for pedestrian safety.
5. Fixtures shall adhere to State, County and local requirements. These design standards are not intended to compromise State and County turtle protection requirements.

Section 8.4.B. Light Posts.

Light posts shall be installed consistent with the following standards:

1. Light posts shall be constructed and installed to resemble wood, polished concrete or painted metal.
2. Unfinished and unpainted metal and concrete surfaces and wooden posts shall be prohibited. This standard shall be applied to all light posts on Manasota Key including, but not limited to, those used within the public rights-of-way and along private streets.
3. Light posts upon residential properties shall not exceed 16 feet in height.
4. Light posts for public parks, rights-of-way and roadways shall be of a standard style and theme.

Fixtures should orient light downward to ensure the night sky is left darkened.



Fencing and walls

Section 8.5. Fences and Walls.

Yard fences and walls shall be constructed, installed, maintained and repaired consistent with the following standards:

Section 8.5.A. Existing Fences.

Existing fences may be repaired using the existing style, materials and form as previously installed upon a given property in the following circumstances:

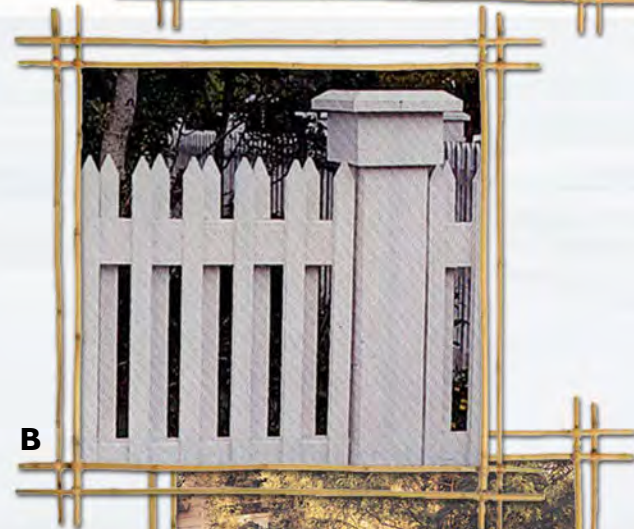
1. Repair of individual fence panels when such panels do not exceed twenty percent of the total linear feet of the property's fencing.
2. Replacement of any single post to which a fencing panel is attached.

Section 8.5.B. Materials.

The following standards shall govern appropriate fencing materials:

1. Materials should resemble wood, wrought iron masonry and/or PVC.
2. Chain link shall only be used to enclose tennis courts and/or swimming pools. Chain link shall be vinyl coated.
3. Unfinished concrete block shall be prohibited.
4. Wood fences and walls shall be pressure treated to prevent deterioration and rot.

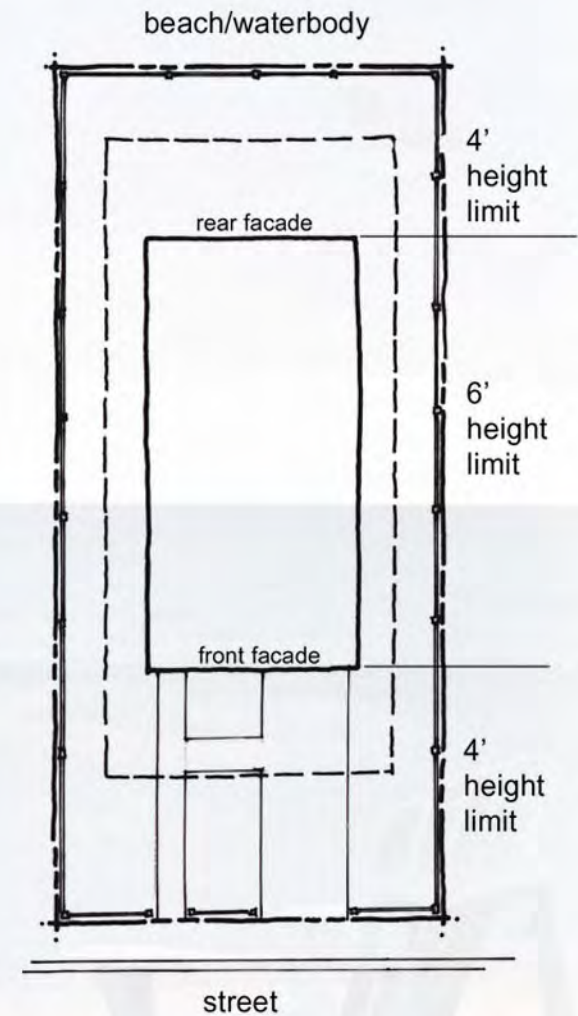
- A. & B. Fencing should be constructed to resemble natural materials. Fences should also add architectural interest throughout the Key.
- C. Fencing should incorporate landscaping to provide design interest.



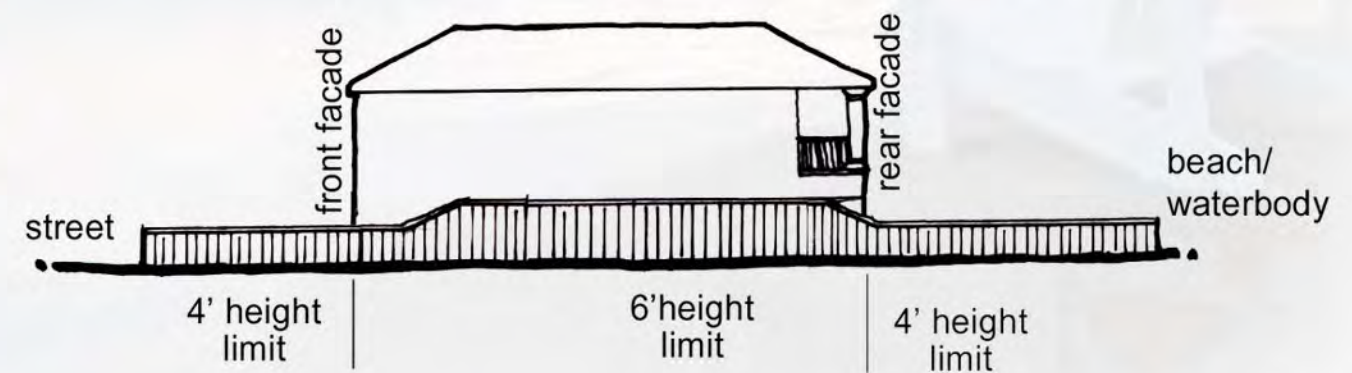
Section 8.5.C. Height.

Fence and wall height shall be regulated as follows:

1. Fences and walls shall not exceed six feet unless otherwise required as part of a project's approval or original permit.
2. Fences and walls forward of the front building facade shall not exceed four feet in height (as depicted in Diagram B).
3. For properties that abut a public beach or waterbody, fences and walls shall not exceed four feet in height for portions of the property that extend beyond the rear building facade (as depicted in Diagram B).



Fence heights should be designed to be consistent with these diagrams.



accessory structures

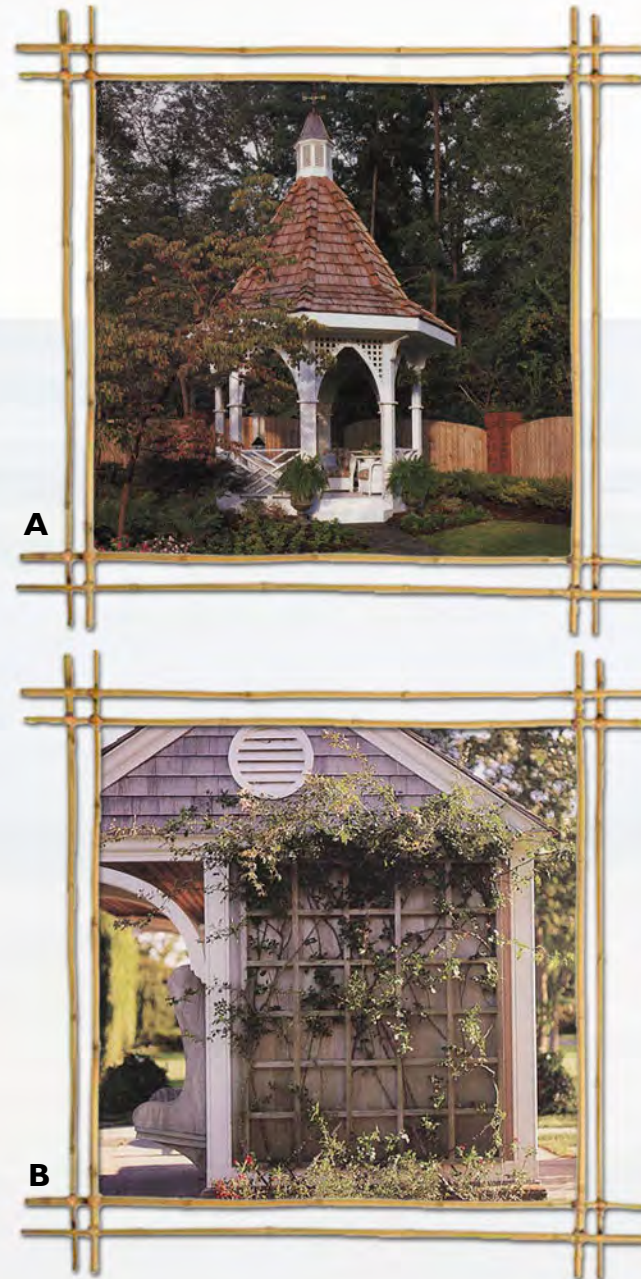
Section 8.6. Accessory Structures.

When proposed, accessory structures shall be installed, constructed, maintained, and repaired consistent with the standards below:

Section 8.6.A. Sheds, Gazebos, Cabanas and Animal Houses.

Said structures shall adhere to the following standards:

1. Sheds, gazebos, cabanas and animal houses shall not be installed forward of the front building facade.
2. Roof materials shall resemble or be complimentary to the materials used on any existing principal structure on the same property. Where multiple structures are present, materials should complement one of the other structures.
3. Structures should be limited to 10 feet in height; however, gazebos may be permitted to a maximum height of 15 feet.
4. Accessory structures shall not be located within structural setbacks.
5. All accessory structures shall be securely anchored to the ground.



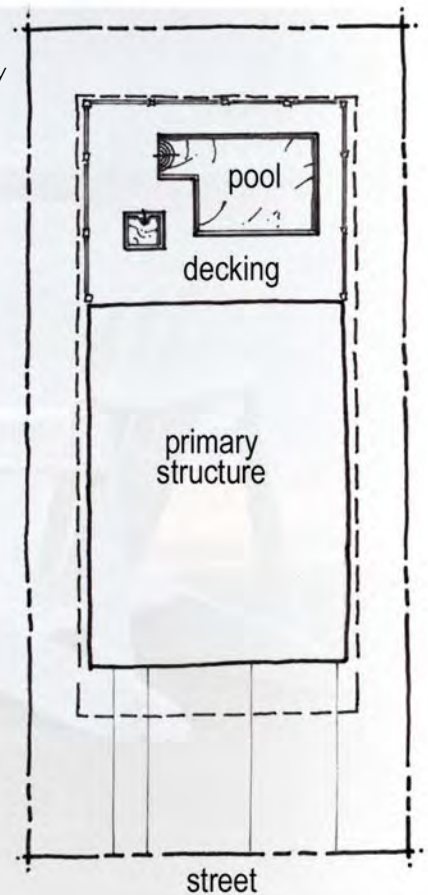
A. Gazebos may include heights up to 15 feet.

B & C. Accessory structures must complement existing structures on the same parcel.

Section 8.6.B. Swimming Pools and Spas.

Swimming pools, spas and other water features shall be installed and constructed consistent with the following standards:

1. Swimming pools, spas and associated decks shall be considered structures and shall not encroach into building setbacks.
2. Swimming pools and spas shall be permitted one vertical accessory including, but not limited to, slides and diving boards. Said accessories shall not exceed eight feet in height.
3. Swimming pools shall be permanently installed in the ground or within a masonry foundation. Metal above-ground swimming pools shall be prohibited.
4. Spas shall be securely anchored to the ground. "Portable" spa models shall be modified to adhere to this standard.



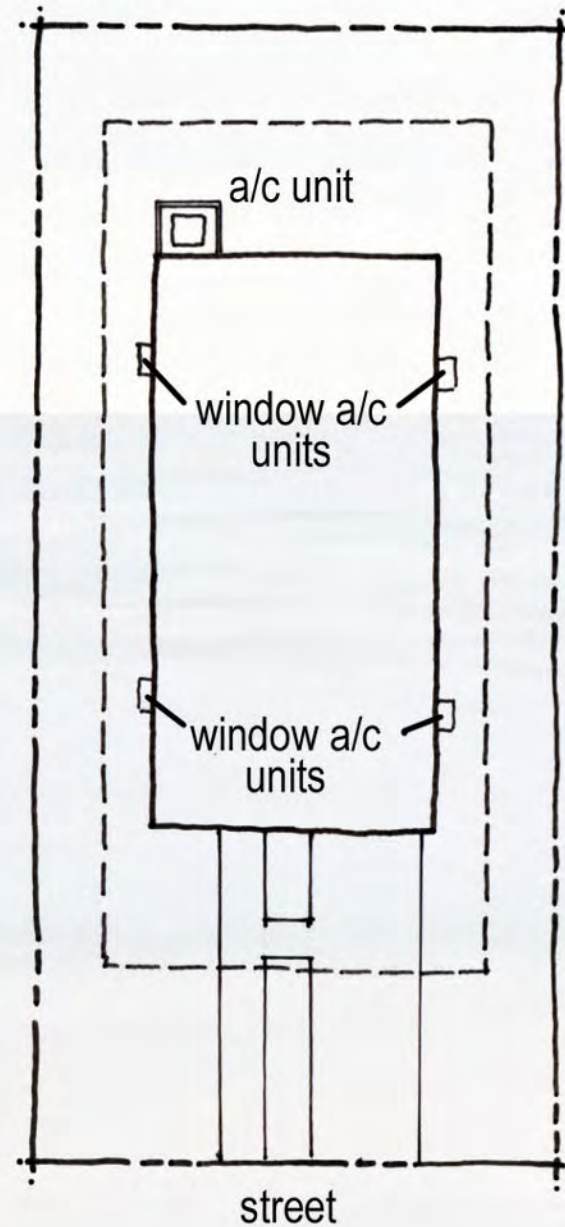
Pools, spas and associated decking shall not encroach upon any setback.

accessory structures

Section 8.6.C. Air Conditioning and Heating Units.

Air conditioning and heating units shall be installed consistent with the following standards.

1. Units shall not encroach upon the building setbacks. Window units shall not be installed on the front facade.
2. Units shall be screened from off-site view. Window units shall be exempt from this standard.
3. Units shall not encroach on any structural setback.
4. Consideration shall be given to avoid impacts to adjacent properties. This provision shall be enforced at the discretion of the Board.



A/C units should be screened from off-site view. In doing so, window units should be limited to the side and rear exterior walls.

Section 8.6.D. Waste Receptacles.

Waste receptacles shall be installed, constructed, maintained and repaired as follows:

1. Individual trash cans shall not be stored forward of the front building facade. Trash can storage areas shall be completely screened from off-site view. This standard shall not apply to Dumpsters.
2. Dumpsters in residentially zoned areas shall be stored and screened within an enclosed area. Community Dumpsters shall meet other County Code requirements.
 - a. Dumpster enclosures are not required to contain a roof.
 - b. Dumpster enclosures shall not be installed forward of the front building facade.
 - c. Existing Dumpsters and enclosures shall conform to this section and its standards for the following circumstances or a combination thereof: (1) when the Dumpster is replaced with a larger unit, (2) when the principal structure in which it is intended is improved beyond fifty percent of the replacement value, or (3) when the Dumpster enclosure is over fifty percent damaged.



Generally, Dumpsters should complement the architecture of the building(s) they serve.

accessory structures

Section 8.6.E. Play Equipment.

Permanent or temporary play equipment, such as slides and swings, shall conform to the following standards:

1. Items and structures shall not be located forward of the front building facade or within a structural setback. For residential properties that have frontage on multiple roadways, such structures shall be allowed forward of one of the facades as chosen by the property owner.
2. Public parks shall be exempt from these standards.

Section 8.6.F. Carports.

Carports and other covered parking areas shall be installed, constructed, and repaired consistent with the following design guidelines. Garages shall be specifically exempt from these standards.

1. Temporary carports and structures shall be prohibited.
2. No carport or covered parking roof structure shall encroach or cantilever into a structural setback or any recorded access easement.

Section 8.6.G. Mailboxes.

Mailboxes shall be governed by the following standards:

1. In the event community mailboxes are installed and mail delivery is available to said properties at the community mailboxes, no individual mailbox shall be installed along rights-of-way.
2. Multi-family and multi-unit nonresidential properties shall utilize group mailbox structures.

Section 8.6.H. Garden Features.

Garden features such as arbors, trellises, sculptures, fountains and bird baths on Manasota Key shall be installed, constructed, maintained and repaired according to the following guidelines:

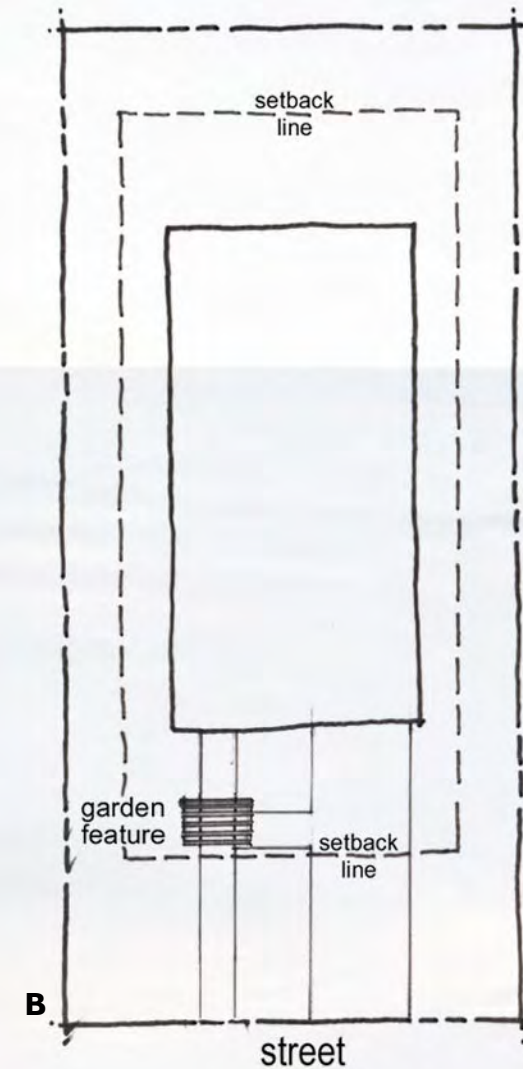
1. Structural elements such as arbors, trellises and like features, as well as sculptures and fountains shall be securely anchored to the ground.
2. Garden elements may be permitted forward the front building facade with the following stipulations: arbors, trellises and like features shall not exceed 15 square feet of footprint area. Sculptures and fountains shall not exceed four feet in height.
3. Garden features shall not be in structural setbacks.

A. Garden elements, such as arbors and trellises, shall not encroach setbacks.

B. Garden features such as arbors and trellises are encouraged.



A



Section 8.6.I. Vending Machines, Sales Booths, Media Racks and other Merchandise Displays.

Vending machines, sales booths and other like items intended for merchandise sales and display shall be installed, constructed and replaced consistent with the following standards.

1. Vending machines for beverages, food and tobacco products shall be placed in kiosks or other enclosures. Such machines shall not be placed along front or side building facades. Such machines are prohibited on the exterior of any structure within residential zoning districts.
2. Washing machines, dryers, and stand-alone refrigeration units shall be prohibited outside of an enclosed structure and visible from any public right-of-way.
3. Media racks for newspapers, magazines and other printed publications may be placed on the exterior of buildings but must be included in the standardized media containers that are approved by the Manasota Key M.S.T.U.



Example of a multiple-publication media rack.

4. Automatic teller machines and other currency dispensing devices shall not be permitted on the exterior of a structure.

site design

Section 8.7. Site Design.

Sites and building placements shall be arranged consistent with the following guidelines.

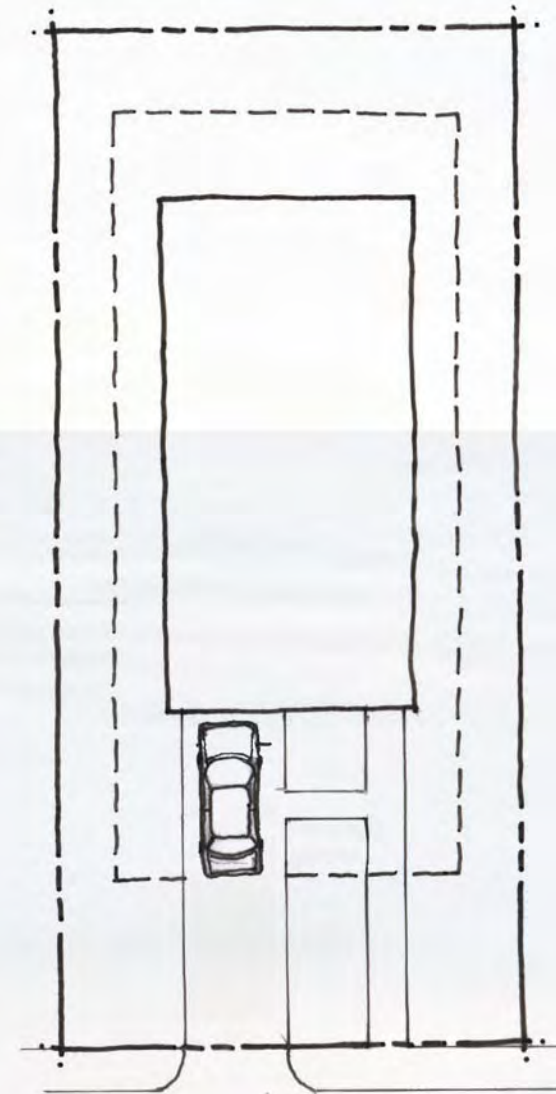
Section 8.7.A. Driveways.

Driveways for use shall be maintained, repaired, constructed and installed consistent with the following guidelines.

1. New driveways shall be constructed to ensure that no portion of a parked vehicle overhangs into the public right-of-way or over any sidewalk or bicycle path intended for public use.
2. New driveways and any existing driveways that require repair in excess of fifty percent of their original area shall be completely (i.e. entire driveway) constructed to resemble one or a combination of the following materials: brick, pavers, rock, pebbles, crushed shell, or gravel. New asphalt and concrete (porous or nonporous) shall be prohibited.
3. No driveway shall exceed 24 feet of width at the portions where it connects to a roadway. Additional width may be permitted only to accommodate required turning lanes.
4. Driveways shall not encroach side setbacks.

A. Driveway designs shall adequately accommodate vehicular parking and prevent vehicles from obstructing streets or sidewalks.

B. Driveway aprons should not exceed 24 feet in width.



street

A



24'

street

B

site design

Section 8.7.B. Parking.

Parking areas for new structures, or such existing structures that are improved in excess of fifty percent of their assessed structural replacement value, shall be improved, expanded, constructed, maintained and repaired consistent with the following guidelines:

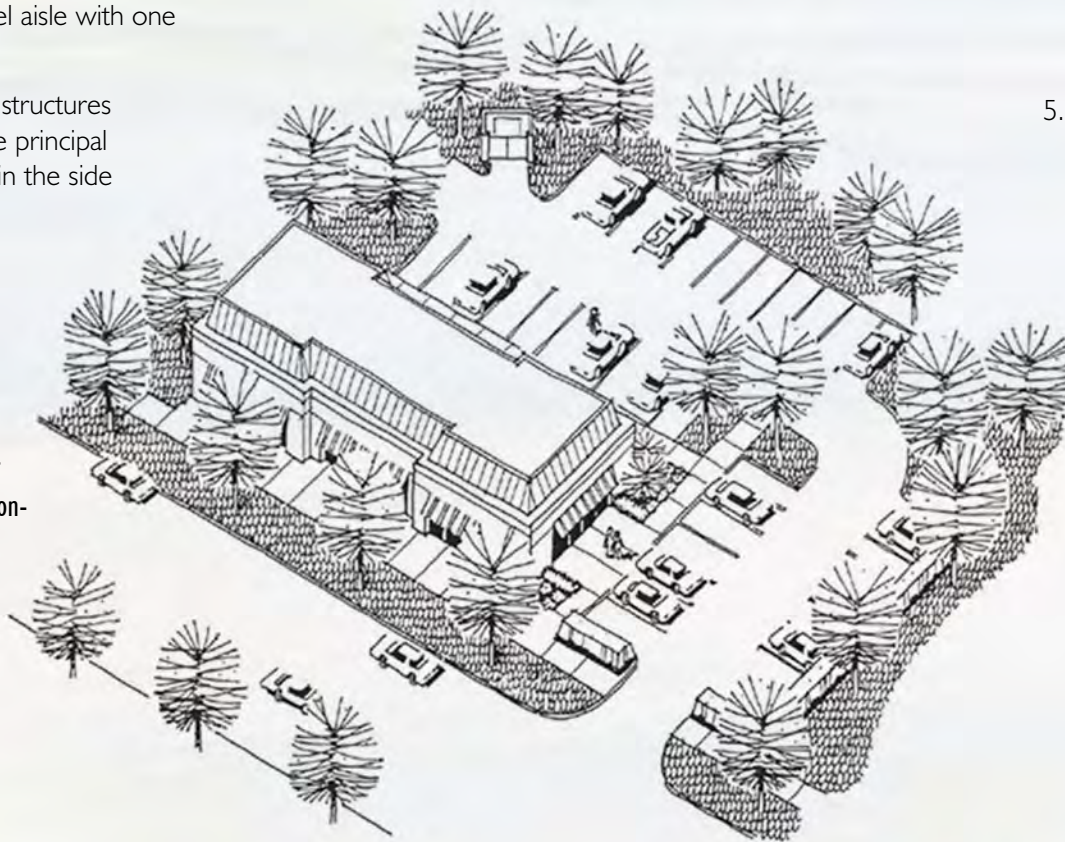
1. Parking areas for non-residential structures shall not create situations where vehicles back directly onto paved public roadways.
2. Parking areas for non-residential structures shall include structures, low fencing or landscaping to buffer vehicles from off-site view.
3. Parking areas located forward of the front building facade shall be limited to a single travel aisle with one row of parking spaces.
4. Required parking areas for residential structures should be within garages or under the principal structure. Parking shall not be placed in the side setback areas.

Section 8.7.C. Non-residential Building Placement and Orientation.

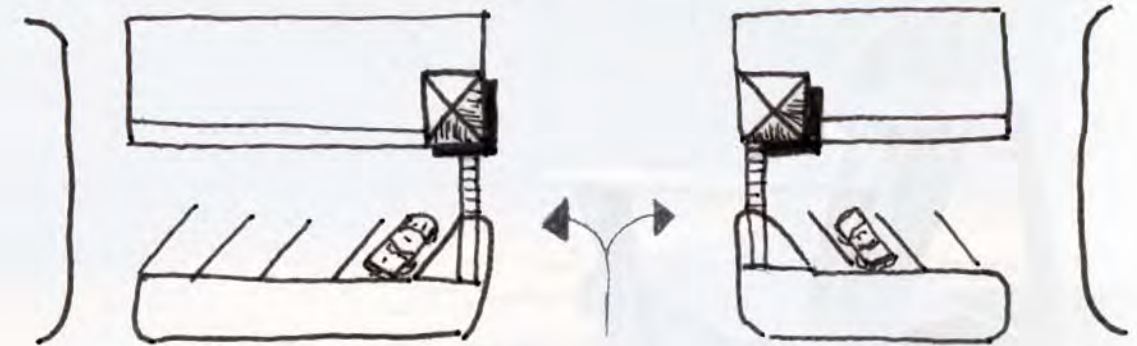
Non-residential structures and such existing structures that involve repair or reconstruction in excess of fifty percent of the structural replacement value shall conform to the guidelines of this subsection. New building additions for said structures shall adhere to these standards in all cases.

1. Primary building entrances shall be oriented to adjacent roadways. Building entrances shall be framed with a porch, portico, arbor, or other similar covered architectural element to enhance the building's entrance to pedestrians.

2. Principal buildings shall include a pedestrian pathway leading from its entrance to the adjacent roadway. Pathways shall be dedicated, marked and paved. Such pathways shall not require pedestrians to cross parking areas.
3. Principal buildings shall include a pedestrian pathway along its front facade linking the site to adjacent non-residential properties. Such pathways shall be dedicated, marked and paved. Pathways shall provide a minimum of five feet of width for pedestrian movement.
4. Loading docks and delivery vehicle parking areas should be located to the rear or side of buildings. To the extent possible, these elements should not be placed between the front building facade and a roadway.
5. Drive-thru facilities shall be prohibited.



It is preferred to locate exterior parking to the side or rear of non-residential and multi-family structures.



Non-residential sites should be designed to orient buildings to the street and include amenities to facilitate pedestrian movement between uses.

signage

Section 8.8. Signage.

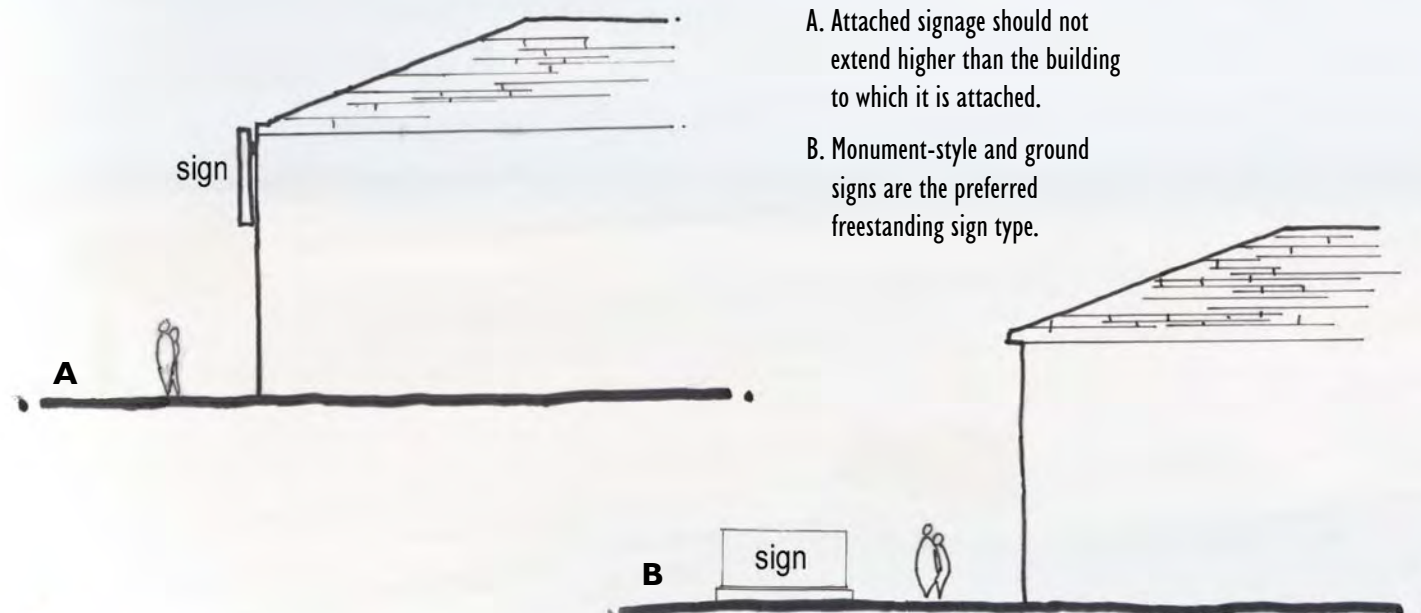
Signage on Manasota Key shall be subject to the provisions and standards of the Charlotte County Zoning Code. In addition to such zoning standards, signs on the Key shall be installed, repaired and constructed consistent with the following additional guidelines:

1. All signage upon a parcel should project a consistent design theme and shall incorporate design elements generally portrayed on buildings located the same property.
2. Freestanding signage should be designed as monument or other low-lying structure type.
3. Freestanding signage shall conform to the district height limitations.
4. Attached signage should not extend higher than the building to which it is attached. Attached signage should only be permitted for non-residential buildings.

5. Wayfinding features and directional signage within public rights-of-way shall be designed with a cohesive design theme. Designs shall include similar poles, logos, and backgrounds as approved by the Manasota Key M.S.T.U. standards.
6. Gateway features within public rights-of-way and other public land shall be designed with a cohesive design theme.
7. Neon should not be used on any sign.
8. All signs must have a finished rear side when visible from the right-of-way or public beach.



Wayfinding and directional signage should be designed to be generally consistent with these images. At a minimum, sign designs should include a thematic icon, a standardized color palette and a consistent font setting.



A. Attached signage should not extend higher than the building to which it is attached.

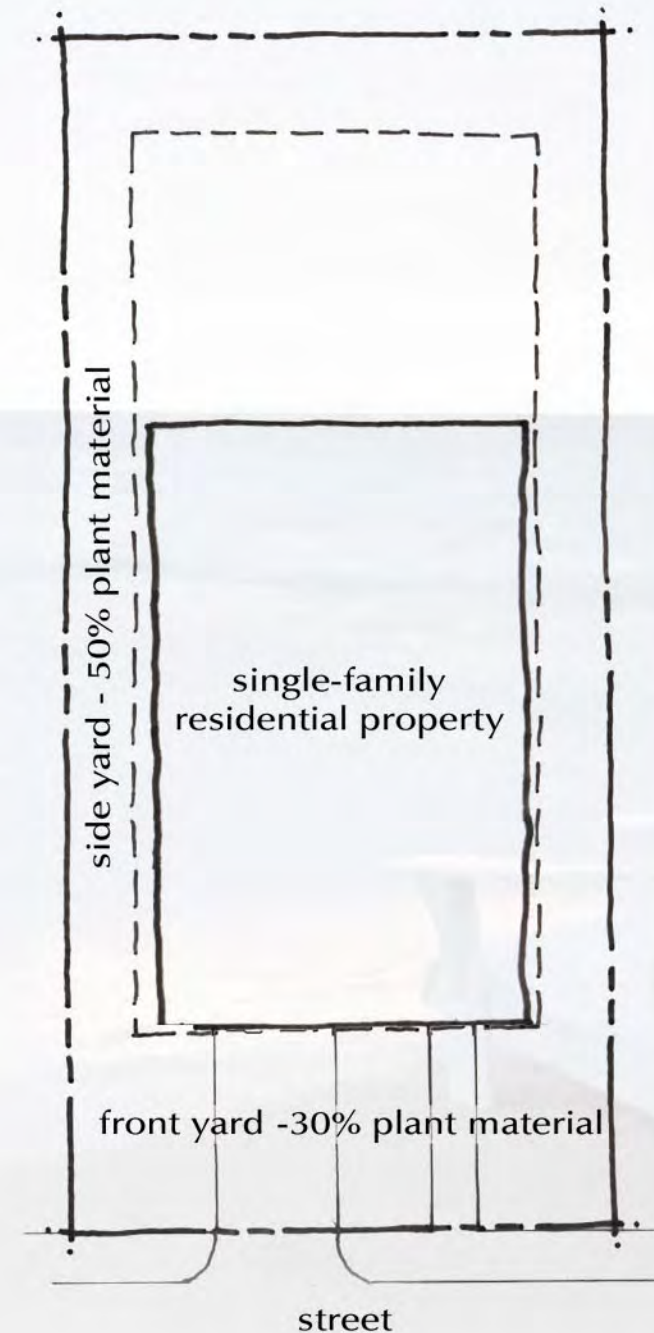
B. Monument-style and ground signs are the preferred freestanding sign type.

Landscaping

Section 8.9. Landscaping.

Landscaping on Manasota Key shall be subject to the provisions and standards of the Charlotte County Zoning Code. In addition to such zoning standards, landscaping on the Key shall be installed, repaired and maintained consistent with the guidelines in this section.

1. One canopy tree should be installed per 3,000 square feet of lot area.
2. Single-family residential properties shall be subject to the following standards of this subsection:
 - a. Thirty percent of the front yard shall be landscaped with living plant material.
 - b. A minimum of ten feet of the side setback area shall be treated with living plant material. These areas should not be paved with impervious surfaces or include sidewalks, pools, or driveways.
 - c. The majority of landscaping areas should include non-turf plant material. Such areas should be xeric in nature.
 - d. A landscaping plan shall be submitted for all new construction and/or modifications to existing structures that exceed fifty percent of the total structure's replacement value.
3. Multi-family and non-residential properties shall be subject to the following standards of this subsection:
 - a. Foundation planting shall be installed around buildings to soften their appearance from off-site view.
 - b. Ten percent of the front yard shall be landscaped with living plant material.
 - c. A landscaping plan prepared by a registered landscape architect shall be submitted with all new construction and/or modifications to existing structures that exceed fifty percent of the total structure's replacement value.



Single-family residential front and side yards should include a finite amount of xeric plant material.

manasota Key

definitions

Section 9. Definitions.

Terms specific and unique to the Manasota Key Design Guidelines are defined in Glossary of Terms on the following page. The terms and definitions are specific to and only to the ideas, standards and requirements of these design guidelines. If terms and definitions conflict with the Charlotte County Zoning Ordinance, the more restrictive shall prevail. Terms and definitions that appear vague shall be clarified by a written letter of interpretation from the Architectural Review Board. In all cases, definitions shall be read and interpreted to benefit the property owner.



glossary of terms

COLUMN: A vertical support generally consisting of a base, circular shaft, and capital.

FACADE: Any exterior face of a building given special architectural treatment.

GABLE: The triangular portion of a wall between the enclosing lines of a sloping roof.

GRANDFATHERED STRUCTURES: Structures that have been legally created prior to existing regulations and which are not required to be modified to meet current standards unless otherwise stated.

HIP ROOF: A roof with four uniformly pitched sides.

LATTICE: A structure consisting of strips of metal, wood or plastic crossed or interlaced to form regularly spaced openings.

PARAPET: A low solid protective wall or railing along the edge of a roof or balcony.

PORCH: A covered structure or recessed space at the entrance of a building.

POROUS: Material that allows liquid to penetrate its surface.

PORTICO: A major porch with a permanent roof supported by columns.

STUCCO: A type of plasterwork, either coarse or fine, used for surfacing interior or exterior walls.

XERIC: Plant material or landscaping design characterized by or requiring only a small amount of moisture.

XERISCAPING: Water-conserving method of landscaping usually using native plant species.



appendix "d": signs on manasota/sandpiper keys

a. Applicability.

1. Any sign located in Manasota/Sandpiper Key that is erected, constructed, installed or altered shall conform to the provisions and conditions of this Section.
2. These regulations are intended to complement, not supersede, all other regulations and requirements applicable to signs, including but not limited to building and electrical codes adopted by the county. Where there may be any inconsistency between this Section and any other regulation or requirement, the more restrictive provisions shall apply.
3. This Section shall also supersede those regulations applicable to signs set forth in Section 3-9-95 of the Code except where otherwise indicated.
4. In the event of any conflict between the provisions of this plan and the Manasota Key Design Requirements, the provisions of the Manasota Key Community Plan or its enacting resolutions shall prevail to the extent of such conflict.
5. The requirements of this Section shall be limited to properties located within the Charlotte County portion of Manasota Key and the entirety of Sandpiper Key as illustrated in the architectural design guidelines.
6. Notwithstanding any other provisions of this ordinance, any sign, display or device allowed under this Development Code may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct

attention to a business operated for profit, or to a commodity or service for sale, and that complies with all other requirements of the Code and this Development Code.

b. General Restrictions.

1. Prior to the erection, construction, installation, or alteration of any sign, a permit shall be applied for and obtained from the county building division, subject to the prior approval of the zoning official and MKAC or its designer. The proposed sign shall be in accordance with all applicable provisions of the Code unless such sign is specifically exempt in this ordinance from the requirement for a permit. Normal maintenance as defined by the Florida Building Code, (painting or repairs to existing signs), which does not alter the message, size, or height of the sign, shall not be deemed alterations within the meaning of this Section unless the activity involves removal and reinstallation of a sign face. Signs must be erected, constructed, installed or altered in accordance with a properly issued permit within one year from the issuance of the permit.
2. No sign attached to a building shall project horizontally beyond the end of the wall or vertically above the finished floor level of the second habitable floor.
3. No sign shall be located in a required side or rear yard where the lot abuts or is separated only by a right-of-way from a residential use.

4. No sign of any type or classification, including an exempt sign, shall be erected, altered or maintained in such a location or position so that an unfinished side may be visible from sites adjacent to the site containing the sign.

5. No sign shall be constructed or erected in a manner that interferes with any utility, communications or cable infrastructures without the prior authorization of the applicable utility, communications, or cable company.

6. No private sign, including an exempt sign, shall be erected, altered or maintained over or upon any public property or public right-of-way unless otherwise permitted in Sections (reserved) of the Code.

7. No Class B signs shall be permitted in any zoning district on Manasota and/or Sandpiper Key.

8. One Primary Class A sign shall be allowed for each street frontage on which the lot or parcel containing the Primary Class A sign abuts. In addition, one Secondary Class A sign per occupant on the lot or parcel shall be allowed for each street frontage on which the lot or parcel abuts if otherwise allowed under this Section.

9. National and state flags, as the term "flag" is defined in Section 256.08, Florida Statutes, shall be displayed in accordance with Title 36, United States Code, Chapter 10, as amended by Public Law 344, 94th Congress, approved July 7, 1977, and Chapter 256, Florida Statutes.

10. Any Primary Class "A" sign containing a changeable message device must be a monument sign.

11. No private signs shall be placed on public or private right-of-way

c. Prohibited Signs. [The following shall be prohibited:]

1. Any sign prohibited under Chapter 479, Florida Statutes, pertaining to outdoor advertising.
2. Any sign that constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, coloring or method of illumination, or by obstructing the vision of drivers, or by obstructing or detracting from the visibility of any official traffic control device by diverting or tending to divert the attention of drivers of moving vehicles from traffic movement on streets, roads, intersections or access facilities.
3. Any sign that constitutes a traffic or pedestrian hazard or a detriment to traffic or pedestrian safety by obstructing the vision of pedestrians.
4. Any sign preventing free ingress or egress from any door, window, fire escape or other entrance or exit to any building, or any sign attached to a standpipe or fire escape.
5. Any sign which is obscene or constitutes a public nuisance.



6. Any Primary Class "A" or Secondary Class "A" sign advertising an establishment no longer in business or a product no longer available. Such signs must have the facing(s) removed or be razed completely within 30 days after the establishment is no longer in business or the product is no longer available.
7. Snipe signs.
8. Portable illuminated signs, revolving or whirling signs, animated signs or wind signs.
9. More than two (2) national or state government flags displayed per principal building.
10. Signs erected on the right-of-way of any public or private street except:
 - A. Signs required by federal, state or local law to be erected by a governmental agency; and
 - B. As specifically allowed in subsection (d)4, 9, 10 and 20 of this model ordinance or 3-9-95(i)(14) of the Code.
11. Roof signs.
12. Any sign that is attached, painted on, or placed onto or inside a parked vehicle that is used primarily for advertising any matter other than the sale or rental of the vehicle itself. This is not intended to prohibit vehicle signs on a truck, bus, trailer, taxi or other vehicle parked on its own premises while in the course of business, provided that the primary use of the vehicle is not for the purpose of advertisement. Vehicles must be operable and licensed.
13. Blank temporary signs.
14. Signs that emit audible sound, odor or visible matter, such as smoke or steam.
15. Class B signs, except as exempted under Section 3-9-50.4(d)(18).
16. Serial signs.
17. Any model residential unit flag(s) or banners(s) on the property of a model residential unit, except for the first 30 days after the model receives a certificate of occupancy.
18. Neon signs.
19. Flashing signs.
20. Canopy roof signs.
21. Billboards.
- d. Exempt Signs. The following on-site signs may be erected, constructed or installed without first obtaining a permit and paying any fees; provided, however, all other provisions of the Code are met and, provided further, that if a sign exceeds the limits contained in this Section, an application for a sign permit and payment of the permit fee shall be required:
 1. One professional nameplate for each person or entity located at a site, not exceeding two (2) square feet in area.
 2. One identification sign which may also include changeable copy for educational, charitable, religious or other similar instructional uses; this sign shall meet all requirements of a Secondary Class "A" sign.
3. One sign advertising daily or weekly specials, not exceeding four (4) square feet maximum, which sign may be handwritten.
4. Street address sign meeting all requirements in the Code governing such signs.
5. Dedicatory tablets or memorial plaques setting forth the name or erection date of a building, commemorating a person or persons and like uses. Such signs shall be cast in metal or engraved in stone or concrete or otherwise suitably inscribed in or on a monumental material and affixed to the applicable building.
6. A vehicle sign located on a licensed and operable truck, bus, trailer, taxi or other vehicle which is being operated or parked at the location of the business, provided that the primary use of said vehicle is not for the purpose of the advertisement. Such vehicles shall be registered and operable and shall only be parked in paved parking areas immediately surrounding loading/delivery areas or in the closest non-handicapped parking space to the primary entrance of the business advertised on the vehicle. In no case shall such vehicle be parked in the right-of-way. Vehicles under this Section shall be moved on a regular basis.
7. Non-advertising directional signs, symbols, or devices relating to traffic, parking, public services, facilities or warnings on private property. Such signs include, but are not limited to, "entrance", "exit", "slow", "no trespassing", "restrooms", and "telephones". These signs shall not exceed 4 square feet in area or contain any advertising matter.
8. Traffic or other directional or traffic control signs or devices erected by any federal, state or local government or department or agency thereof.
9. Political signs shall be regulated pursuant to Section 3-9-95 of the Code and Section 106.1435, Florida Statutes. Notwithstanding the cited code or statute, no political sign shall exceed 32 square feet and shall not be displayed as a Class A or Class B sign as defined in section 3-9-95 of the County Code.
10. Any flag, other than a national or state government flag, or identification sign or insignia of any civic, charitable, religious or fraternal organization. No such flag, identification sign or insignia shall be placed above a sidewalk, walkway, alley, driveway or public or private roadway or right-of-way.
 11. Flags indicating weather conditions.
 12. One or two national or state government flags displayed per "single principal building", as such phrase "single principal building" is defined in Section 3-9-2 of the Code. No such pole shall be placed above a sidewalk, walkway, alley, driveway or public or private roadway or right-of-way so as to obstruct passage or to create a safety hazard. The requirements of Title 36, United States Code, Chapter 10, as amended by Public Law 344, 94th Congress approved July 7, 1976, and Chapter 256, Florida Statutes, concerning United States or state flags shall apply to any flag governed by this subsection.



e. Temporary Signs.

I. The Community Development Director may issue a permit to erect a temporary sign, as follows:

- A. The Director may require reasonable conditions as are necessary to protect the public health, safety and general welfare, and public and private property; and
- B. A permit approval shall not exceed 30 days within any 6-month period; and
- C. Temporary on-site signs shall be allowed to address grand openings or special occasions such as civic events or promotions, car, boat or craft shows, carnivals, parking lot sales, annual and semiannual promotions or other similar events, provided that:
 - i. The temporary sign may be erected not more than 14 days prior to the event and shall be removed not more than 24 hours after the event closes; and
 - ii. A maximum of two (2) signs shall be allowed on-site in such a manner as to not create any traffic or pedestrian hazard, limited to an area of 24 square feet for each sign.

D. All otherwise permitted signs may be used as temporary signs, provided that the sign shall otherwise comply with all requirements for that sign, pursuant to the requirements listed in this Section.

2. The following shall not be deemed temporary signs and shall not be subject to the preceding requirements of this subsection:

- A. Holiday decorations.
- B. One (1) sign denoting the architect, engineer and contractor for work under construction on the premises where the construction occurs, not exceeding 24 square feet plus individual signs of subcontractors not exceeding four (4) square feet each. No signs under this subsection are to be erected on a site until work authorized under a building permit issued for the site has commenced. All signs under this subsection shall be removed no later than one week after a certificate of occupancy is issued or, for repairs, remodeling or additions, one week after the final inspection.
- C. Signs advertising current or future construction or financing on a parcel, provided that:
 - i. In any residential zoning district, one sign not exceeding four (4) square feet shall be allowed for a period not to exceed six (6) months or until issuance of the certificate of occupancy, whichever occurs first, which sign shall be removed upon issuance of final certificate of occupancy.

- ii. In any nonresidential zoning district, one sign shall be allowed per street frontage, not exceeding 10 square feet and not exceeding a time period of six (6) months or until issuance of final certificate of occupancy, whichever occurs first, which sign shall be removed upon issuance of final certificate of occupancy.

D. Signs advertising property for sale or rent, provided that:

- i. One sign not exceeding four (4) square feet in area, excluding the rider, shall be allowed per single-family residential lot or residence, except lots or residences which are located on navigable bodies of water shall be allowed one additional sign of four (4) square feet facing the body of water on which the property abuts.
- ii. One sign not exceeding 20 square feet in area shall be allowed per parcel or lot of property zoned or used as a nonresidential use of five acres or larger in area. The foregoing shall not apply to individual, nonresidential units.

- iii. One sign not exceeding 10 square feet in area shall be allowed per parcel, lot or individual nonresidential unit for property zoned for or used as a nonresidential use of less than five (5) acres in area.
- iv. All signs shall be removed no later than one (1) week after the sale or lease of the property.

- 3. Signage in connection with tent sales, pursuant to Section 3-9-95.1 of the Code, shall only be displayed during the duration of the tent sale.
- 4. Flags, other than national or state government flags, that meet the restrictions contained in this subsection. Such flags shall only be allowed at a ratio of two (2) per 50-foot of road frontage, and the number of flags shall not exceed eight (8) at any location. No flag shall be placed above a sidewalk, walkway, alley, driveway or public or private roadway or right-of-way. A site may not erect flags more than twice in a calendar year. No such flag may remain on site for more than 14 days. In the event flags are erected on a site for less than 14 days, the remaining days shall be forfeited and cannot be applied to a second event. The 14-day and twice-per-calendar-year maximum time limit restrictions imposed in this subsection shall not apply to flags erected on any property owned and operated or leased by any federal, state, or local government or agency thereof.



5. Banners or pennants erected in a nonresidential zoning district that meet the restrictions contained in this subsection. No banner or pennant shall be placed above a sidewalk, walkway, alley, driveway, or public or private roadway or right-of-way. No banner or pennant may remain on site for more than 14 consecutive days. A site may not erect banners or pennants more than twice in a calendar year. The 14-day time limit restrictions and twice-per-calendar-year maximum time limit restrictions imposed in this subsection shall not apply to banners or pennants erected on any property owned and operated or leased by any federal, state or local government or agency thereof. In accordance with Title 36, United States Code, Chapter 10, as amended by Public Law 344, 94th Congress approved July 7, 1976, and Chapter 256, Florida Statutes, the United States or state flags may not be used as a banner or a pennant.
6. A temporary sign advertising activities of educational, religious, civic, fraternal, service, charitable or other nonprofit organizations or institutions may be permitted, if not in violation of other provisions of this Manasota Key Community Development Code.
7. Signs advertising open houses, provided that:
 - A. No more than three (3) signs, not exceeding four (4) square feet each, may be erected, constructed or installed on the property where the open house is being conducted; and

- B. No more than six (6) off-site directional signs, not exceeding two (2) square feet each, shall be allowed; and
 - C. All signs shall contain the name of the real estate broker or firm conducting the open house; and
 - D. All signs relating to an open house shall be removed each day at the close of the open house or by dusk, whichever occurs first; and
 - E. No sign shall be nailed, fastened or affixed to any tree, utility pole, street sign or any traffic control device.
- f. Permitted Permanent Signs.
- The following permanent signs are permitted if not otherwise prohibited or defined as a temporary or an exempt sign under this Section, subject to the performance standards and requirements provided in the applicable subsection permitting such sign and any applicable requirements of this Manasota Key Community Development Code:

1. Class "A" Primary signs and Class "A" Secondary signs are permitted.
2. Awnings are permitted as follows:
 - A. Permanently fixed or retractable awnings over private property are permitted; and
 - B. Permanently fixed or retractable awnings shall have a minimum clearance of eight (8) feet above a sidewalk or walkway and 18 feet above any driveway; and

- C. Any lettering larger than three (3) inches in height or symbols exceeding four (4) square feet in area shall be included in the total area of signage allowed on the face of the building.
3. Changeable copy signs (or reader boards) are permitted only as follows:
 - A. Changeable copy sign incorporated in the Primary Class "A" sign as follows:
 - i. Changeable copy signage limited to a maximum of 32 square feet, with a two-side maximum.; and
 - ii. The type of lettering shall be limited to plastic channel lettering, plastic card type lettering or raised wood lettering of typeset machine printed quality; and
 - iii. The maximum height of the lettering shall be six (6) inches; and
 - iv. All types of freehand lettering and chalk on chalkboard surfaces are prohibited; and
 - v. The sign face may be illuminated or nonilluminated; and
 - vi. The signage shall otherwise comply with the applicable total sign area regulations.

- B. A freestanding changeable copy sign is permitted only if incorporated in an otherwise permitted Primary Class "A" Monument sign, except as provided in Section 3-9-50.4(f)(3)(C) below, as follows:
 - i. The type of lettering shall be limited to plastic channel lettering, plastic card type lettering or raised wood lettering of typeset machine printed quality; and
 - ii. The maximum height of the lettering shall be six (6) inches; and
 - iii. All types of freehand lettering and chalk on chalkboard surfaces are prohibited; and
 - iv. The sign face may be illuminated or nonilluminated; and
 - v. The signage shall otherwise comply with the applicable total sign area regulations. The changeable copy portion of the Primary Class "A" sign shall be included in the total area of which it is a part.
4. Projecting signs are permitted as follows:
 - A. A projecting sign shall not project more than three (3) feet from the face of the building or structure; and
 - B. A projecting sign shall not project over a public right-of-way; and



- C. A projecting sign shall have the minimum clearance of eight (8) feet above a building walkway and 18 feet above a driveway; and
 - D. A projecting sign shall project from the wall and be at a 90 degree angle; and
 - E. A projecting sign shall not extend vertically above the window sill of the second story of a building and shall not block the visibility of any other sign; and
 - F. The square footage of a projecting sign shall be included as part of the square footage allowed for Secondary Class "A" signs.
5. Window signs. Window signs shall cover no more than twenty percent (20%) of the glass area of a window. All signage shall be included as part of the square footage of a secondary sign.
- g. Area/Number of Signs.
- 1. The area of a sign (also referred to as surface area) shall be computed as including the entire area within the periphery of a single simple geometric form comprising all of the display area of the sign. The geometric form shall include all of the elements of the matter displayed, any address information and blank masking, but not including frames or structural elements of the sign bearing no advertising matter.
 - 2. Murals, including those which contain text, logos or other corporate symbols, shall be counted towards the total square footage allowed for Secondary Class "A" signs.

Table 3 — The maximum square footage of signs allowed in each zoning district within the Manasota Key Planning Area

Zoning District	Maximum square footage for a Primary Class "A" sign*	Maximum square footage per Secondary Class "A" sign
Environmentally Sensitive	25	8
Residential Multi-Family	75	25
Commercial General	75	25
Commercial Tourist	75	25
Planned Development	75	25

** If a Primary Class "A" sign for a parcel or lot is a monument sign, the number of square feet or area allowed for the Primary Class "A" sign shall be limited to the number of linear feet or building frontage for all buildings located on the parcel or lot for which the Primary Class "A" sign is the principal advertisement, plus 30% of the total number of such linear feet of building frontage. In no event shall the area of a Primary Class "A" sign, which is a monument sign, exceed 98 square feet.*

- 3. In the case of two-sided signs where all faces advertise a single facility, product or service, only one face shall count toward the total aggregate area so long as:
 - A. With respect to a V-type sign, up to ninety-degree angle, the two (2) sides are to be separated by a distance no less than one (1) foot and with the sign being totally intersected at one point; and

- B. With respect to a double-faced (back-to-back) sign, there can be no separation between the backs of each face of the sign other than the structural supports to which each sign face is attached.
- C. Primary and Secondary Class A signs are prohibited for single family and duplexes, except in conjunction with a special exception or otherwise allowed in code.

- 4. In addition to the limitations of Table 1 above, the following restrictions shall also apply:

A. Primary Class "A" signs.

- i. If a Primary Class "A" sign for a parcel or lot is not a monument sign, the number of square feet of area allowed for the Primary Class A sign shall be limited to one (1) square foot per linear foot of total building frontage of the lot or parcel. In no event shall the area of the Primary Class A sign which is not a monument sign exceed 75 square feet.
- ii. There shall be no more than one (1) Primary Class A sign for any parcel or lot, regardless of how many buildings or businesses are located on such parcel or lot. In addition, there shall be no more than one Primary Class A sign for any one building, regardless of the number of parcels or lots on which the building is located, except as provided in Section 3-9-50.4 (b) (8).

B. Secondary Class A Signs.

- i. An individual nonresidential occupant located within a multiple-occupancy structure of two or more establishments shall not be permitted an individual Primary Class A sign, but may display an individual Secondary Class A sign on the building in which the occupant is located.



5. Address Numbers. Each commercial business shall install address numbers on a Primary Class "A" sign with lettering of six (6) inches or more in height. Address numbers, or other address information for a commercial building, displayed on the primary display area of a sign shall not exceed three (3) square feet in area comprised of the following dimensions: a maximum of one (1) foot high by a maximum of three (3) feet wide, or a maximum of three (3) feet high by a maximum of one (1) foot wide. Address numbers or other address information for a building and the accompanying background of sign face shall be included in the calculation of area of any sign in which they are contained or from which they are projected. Address numbers projected from the top of the primary display area of a sign shall not be used in calculating the height of that sign.

h. Location, Height and Setbacks.

1. A sign shall have a minimum clearance of eight (8) feet above a sidewalk or other walkway above a driveway or public or private roadway.
2. Unless otherwise specified in this Section 3-9-50.4, any Primary Class A sign that is a pole or pylon sign shall be 10 feet in height. This shall not be a maximum height, but a uniform height for all Primary Class A signs that are pole or pylon signs in Manasota or Sandpiper Key. No address numbers projecting from the top of the display area of a Primary Class A sign shall be used in the calculation of the height of such sign, provided such address numbers meet all other applicable height and area requirements of the Code.

3. Monument signs shall not exceed 10 feet in height. Monument signs are excluded from the uniform height requirement.

i. Illumination.

1. A sign may be lighted internally or externally, but illumination shall be shielded or indirect to prevent glare, reflection or shining onto any road, street, or adjacent property, unless otherwise regulated elsewhere in the Code.
2. A sign in any residential district may not be illuminated, except for a sign identifying a place open to the public, a sign giving the name of a subdivision or community identification sign, a sign erected in conjunction with an approved special exception, principally permitted land uses or signs used in connection with essential services. Any sign permitted to be lighted may be lighted only indirectly in a manner that will prevent glare, reflection or shining onto any street, beach, or adjacent property.
3. Illumination used for signs shall be fully compliant with the turtle ordinance.

j. Maintenance.

1. An owner shall maintain a sign in substantially similar condition as when the sign was originally permitted and erected. Such maintenance shall include periodic painting and replacement, including both the sign area and structure, or supporting structure, when necessary to achieve the substantially similar appearance as the originally permitted signs. The owner shall promptly repair, replace or remove any broken, worn or illegible elements of a sign, or sign awning or canopy. If the owner of the sign and the owner of the

premises on which the sign is located are not the same, each shall be jointly and severally responsible for sign maintenance.

2. The Community Development Director may give an owner of the sign and the owner of the premises on which the sign is located written notice of the failure of the owner of the sign to fulfill the maintenance obligation and order the owner of the sign to forthwith repair, replace or remove the sign. In the event that the owner of the sign fails, refuses or neglects to repair, replace or remove the sign as ordered within 30 days of the date of the notice, the Director may, on behalf of the county, cause the sign to be removed.
3. Any sign that poses an immediate hazard or danger to either person or property, the Director may, in the Director's sole discretion, remove the sign without notice. The owner of the sign and the owner of the premises on which the sign is located and removed as allowed above shall be jointly and severally liable to the county for the actual cost of the removal of the sign.
4. Any remedy for failure to maintain a sign or to abate a hazardous or dangerous sign contained in this subsection 3-9-50.4(j) shall not constitute the county's sole or exclusive remedy, and the county may avail itself of any available remedies at law or in equity.

k. Permits Required; Permit Fees.

1. All signs, except those exempt in subsection (d), shall require a sign permit and the payment of a fee.

2. Any person desiring to erect or alter a sign, except those exempt in subsection (d) of the code, shall file an application for a sign permit and pay the application fee to the Director. Normal maintenance to existing signs shall not be deemed alterations within the meaning of this Section and shall not require a permit or fee.

l. Applications for Permits.

1. Applications for sign permits shall be in a form approved by the Director. The application shall include a complete description of the proposed sign and any existing signs and a site plan indicating the proposed and existing signs' size and type and location on the property, elevations of all sign faces detailing height, width, length, square footage per sign face, size of lettering, colors, lighting utilized, including total lumens (wattage) as shown on the drawings and specifications for construction of the sign, sealed by a licensed engineer, the proximity of existing utility infrastructures with regard to the location of a sign, and the written consent of the owner of the property on which the sign is to be erected. The application for a temporary sign shall also include the date the sign is placed and the date it is to be removed.
2. The Board shall determine the application fee for any sign permit.



3. On receipt of an application, the Director shall forward the application to the Manasota Key Advisory Committee, or its designer, pursuant to the provisions of Section 3-9-50.3 of the Code. The Director shall also forward the application to the appropriate county staff that shall review the application and may make an inspection of the site to determine compliance of the proposed sign with the existing laws and regulations, and to determine the location and size of any existing signs on the premises.

m. Nonconforming Signs.

- I. A person may continue to maintain a nonconforming sign; provided, however, that nonconforming signs are disfavored and that on occurrence of the first of any of the following events, the person shall make the sign conform to this Section:
 - A. The sign is enlarged, reworded or the message of the sign changed (except only an exempt sign, any changeable sign or a time and temperature sign), redesigned or altered pursuant to subsection (D) below.
 - B. The sign is abandoned, removed, dismantled or relocated.
 - C. The sign is determined by the Director to be a hazard to life, safety, property or welfare of the public.
 - D. The sign has deteriorated or is damaged and the cost of repair or restoration, including actual market cost of labor and materials, of the sign equals or exceeds 50% of the current value of the sign as

determined by the Charlotte County Property Appraiser's Office or as determined by a qualified appraiser.

- E. The sign is a Primary or Secondary Class A sign which advertises or calls attention to an occupant, a business, service, product or performance or event no longer in existence or available on the premises.
- F. When there is a change in ownership of the sign or the property on which the sign is located.
- G. Subject to the foregoing, any sign which existed and was maintained on the effective date of this ordinance may be continued although such sign does not conform to all of the provisions of this Section; provided that all such nonconforming signs, supporting members and electric components shall be completely removed from the premises or brought into conformance with these requirements not later than January 1, 2007; provided, however, that nothing herein shall be construed as permitting the continuance of any illegal or prohibited sign.

Section 9. Severability. If any section, subsection, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 10. Effective Date. This ordinance shall take effect upon approval by the Charlotte County Board of County Commissioners and filing in the Office of the Secretary of State, State of Florida.



glossary

ACCESS (VEHICULAR): The principal means of vehicular ingress and egress to abutting property from a street, right-of-way or easement.

ALTER OR ALTERATION: Any change in size, shape, character or use of a structure including, but not limited to a change, rearrangement or reconstruction of the structural parts and the moving from one location or position to another. Normal maintenance, painting and repairs to existing signs shall not be deemed alterations within the meaning of this section.

ANIMATED SIGN: A sign which utilizes motion of any part by any means, including wind power, or displays color changing, flashing, oscillating or intermittent lighting, electronic messages (except time and temperature), moving images, or which emits visible smoke, vapor, particles, noise or sounds. The definition of animated sign shall not include changeable copy signs with no other features of animation.

APPLICATION: An application for any subdivision, special exception, variance, development review committee approval, site plan approval, planned development rezoning, building permit, sign permit, or any other official action of the county having the effect of permitting development of property. A rezoning (except a planned development) or a future land use map amendment shall not be considered an application herein.

AREA OF SIGN: The area of any sign shall be considered to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed including the frame around the sign, but not any supporting structure or brace. For designs consisting of individual letters or symbols attached to or painted on a surface, building wall or window, or signs in

which the letters or symbols extend beyond the frame, the area shall be considered to be that of the smallest geometric shape which encompasses all of the letters and symbols. Address numbers and their accompanying background shall not be considered in the area of a sign, provided that they are projected from, and not contained in, the primary display area of the sign, they are only address numbers and not entire addresses, and they meet the area requirements for address numbers contained in this Manasota Key Community Development Code.

AWNING: A covering either permanently attached to the building or which can be raised or retracted to position against the building when not in use.

AWNING CANOPY: Awning with the long axis projecting perpendicular to the building rather than parallel and requiring posts or poles to support the end of the canopy furthest away from the building.

BANNER, FLAG OR PENNANT: Any cloth, plastic, paper or similar material intended for use as a sign used for advertising purposes attached to, or appended on or from, any structure, staff, pole, line or framing.

BUILDING FRONTAGE: The length of the building which directly faces a street or, for a shopping center which exceeds 100,000 square feet, an off-street parking area located on the development site. Where a business may not face a street or off-street parking area, the building frontage shall be the main face or front of the business.

CANOPY ROOF: A free standing structure attached to or covering a building designed to provide pedestrian and vehicular protection.

CANOPY SIGN: A sign painted on or attached to a canopy or awning.

CLASS A SIGNS (ON SITE):

a. Class A, primary sign (or Primary Class A sign):

A monument sign (as defined in this section), ground sign, or pole (or pylon) sign (as defined in this section), used to convey information visually relating to or for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever on or related to the premises where the sign is located. Primary Class A signs are to be utilized as the principal advertising for the parcel or lot where one or more business entities are located on the parcel or lot.

b. Class A, secondary sign (or Secondary Class A Sign):

A sign (as defined in this section) other than a Class A Primary Sign which is attached to a building, and which is used to convey information visually relating to or for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever on or related to the premises where the sign is located. Secondary Class A signs provide advertising for individual occupants or businesses on a parcel or lot. Secondary Class A signs are not monument signs, ground signs, or pole (or pylon) signs. Secondary Class A signs can include, but are not limited to, window or wall signs.

CLASS B SIGN (OFF-SITE): A sign (as defined in this section) used to convey information visually relating to or for the attraction of the public to any place, person, firm, corporation, public performance, article, machine or merchandise whatsoever at a location or premises other

than where the sign is located or to portray any message not directly related to the premises where the sign is located.

CODE: The Code of Laws and Ordinances of Charlotte County, Florida, as the same may be amended from time to time by the board.

COMMUNITY IDENTIFICATION SIGNS: Signs which identify Manasota and/or Sandpiper Key or specific or separate subdivision developments within Manasota and/or Sandpiper Key, typically by landscaped entry features, fountains and the like.

DIRECTOR: Director of the community development department of the county or his/her designer, or such other person or position as may be determined by the County Administrator to be the director for purposes of this Manasota Key Community Development Code.

ERECT OR DEVELOP: Either term may be used to mean the following: to build, construct, install, reconstruct, move on, or conduct any physical development of a premises required for a building or other structure, or to excavate, fill, drain, cut or remove trees, brush or other vegetation in preparation for erection or development.

EXEMPT SIGN: A sign that has been exempted from permit requirements or inspection fees, but is required to comply with all other provisions of the Code or this Manasota Key Community Development Code.

FACADE-MOUNTED CHANGEABLE COPY SIGN: A sign mounted on the front wall of a building on which the sign copy changes periodically. The sign copy shall only relate to events occurring or to occur within the premises.



FLASHING SIGN: A sign designed to attract attention by the inclusion of a flashing, changing, revolving or flickering light source or a change of light intensity.

FREESTANDING CHANGEABLE COPY SIGN: A free standing sign on which the sign copy changes periodically.

HANGING SIGN: A sign that hangs down from and is supported by or attached to the underside of a canopy, awning, marquee or a projection from or an extension of a structure.

HEIGHT OF A SIGN: Height of the vertical distance measured from the average ground level or crown of the adjoining road on which the property fronts, whichever is greater, to the top of the sign including supports and design features and embellishments, but not including any address numbers and their accompanying background projected from the top of the primary display area of the sign, provided they are limited to address numbers and they meet the height requirement for numbers contained in this Manasota Key Community Development Code.

IDENTIFICATION SIGN: A sign that depicts the name and/or address of a building, an occupant or an establishment on the premises where the sign is located as a means of identifying said building, occupant or establishment.

ILLUMINATED SIGN: A sign which contains a source of light or which is designed or arranged to reflect light from an artificial source, including indirect lighting, neon, incandescent lights, backlighting and reflectorized signs which depend upon automobile headlights for an image.

INDIRECTLY ILLUMINATED SIGN: A sign illuminated with a light directed primarily toward such sign, including back lighted signs, and so shielded that no direct rays from the light are visible elsewhere than on the lot where said illumination occurs.

MARQUEE: A marquee is a permanent roof-like structure attached to, supported by, and projecting from a building and providing protection from the elements.

MARQUEE SIGN: A sign attached to or painted on the face of a marquee and not projected above or beneath the marquee face.

MODEL RESIDENTIAL UNIT FLAGS: Flag(s) or banner(s) attracting attention to or advertising a model residential or business unit, which unit is intended to remain on the property.

MONUMENT SIGN: A free standing, self-supporting sign, supported by columns and a base which is placed on or at ground level and not attached to any building wall, fence or other structure, and in a fixed location. The definition of a monument sign and a pole sign are mutually exclusive. Not all ground signs are monument signs; however, all monument signs are ground signs. This definition does not include portable or trailer type signs.

NONCONFORMING SIGN: Any sign which complied with the provisions of section 3-9-95 of the Code, or its predecessor, when first permitted and which was properly permitted under all applicable county, state, or federal regulations, but due to subsequent adoption of this Manasota Key Community Development Code, no longer complies with the Code, is deemed a nonconforming sign.

NONILLUMINATED SIGN: A sign which has no source of illumination, either directly or indirectly.

POLE (OR PYLON) SIGN: A sign supported by at least one (1) upright pole, pylon or post which is secured to the ground and the bottom of the sign face is at least six (6) feet above the finished grade level, excluding Class B signs. The definitions of pole sign and monument sign are mutually exclusive.

POLITICAL OR CAMPAIGN SIGN: A sign related to a candidate for public office or measure on an election ballot that meets all requirements of section 3-9-95 of the Code and the special standards as defined in this ordinance.

PORTABLE ILLUMINATED SIGN: A sign which is manifestly designed to be transported, as a trailer is transported, on its own wheels although the wheels of such signs may be removed and the remaining chassis may be attached permanently to the ground with electrical wiring and illumination as an integral part of total construction, and with potential electrical connection to power on the site to which it is transported. It is the characteristic of a portable illuminated sign that it is a changeable copy sign.

PORTABLE SIGN: A sign which has no permanent attachment and by its design and use is not intended to be permanently attached to a building or the ground, including, but not limited to, A-frame signs, pole attachments, searchlights, and stands.

PROHIBITED SIGN: Any sign which is not permitted.

PROJECTING SIGN: A sign attached to a building or other structure and extending more than 12 inches beyond the line of the building or structure or beyond the surface of that portion of the building or structure to which it is attached.

REAL ESTATE SIGN: A sign that advertises the sale, rental or development of the premises upon which it is located.

REVOLVING OR WHIRLING SIGN: A sign that revolves or turns by means of an external source of power, other than wind.

RIDER: A small supplemental sign affixed to a real estate sign which conveys a message such as "Sale Pending", name of agent, and the like.

ROOF SIGN: A sign erected, constructed and maintained wholly upon the roof or above the roof or roof line of any building.

SERIAL SIGN: Any use of a series of two (2) or more signs placed in a line generally parallel to the road or in a similar fashion, and displaying words or a message, part of which is contained on each sign.



SIGN: Any letter, figure, character, mark, plane, point, marquee sign, design, poster, pictorial, picture, stroke, logo, symbol, device, stripe, line, trademark, reading matter or illuminated service, which is so constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever, so that it is used to convey information visually or for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever, which is displayed in any manner whatsoever, exposed to public view, whether or not legible. For the purposes of the Manasota Key Community Development Code, the term "sign" shall include all structural members.

The following, however, shall not be considered "signs" within the context of the Manasota Key Community Development Code:

- a. Legal notices, traffic, or informational signs or devices erected or required by federal, state or local government;
- b. Integral decorative or architectural feature of buildings; however, letters, registered trade or service or copyright marks, moving parts, and parts internally illuminated or decorated with gaseous tube or other lights shall be considered signs, notwithstanding that they are an integral part of the building.

SNIPE SIGN: Any sign generally of a temporary nature, made of any material when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences or other objects when advertising matter appearing thereon is not applicable to the present use of the premises upon which the sign is located.

STREET FRONTAGE: That portion of the principal structure that directly faces a street.

TEMPORARY SIGNS: Any sign that is intended to remain on a property for a period not to exceed a total of 30 calendar days.

TIME AND TEMPERATURE SIGN: A sign conveying a lighted message of time, temperature, tide change, barometric pressure or similar information by means of electrical impulse at changing intervals of not less than four seconds in duration. Information displayed for four seconds or greater shall not be deemed a flashing sign.

TRESPASSING OR CAUTION SIGN: A sign intended to warn off trespassers or to point out a hazard on the premises upon which the sign is located.

WALL SIGN: A sign that is painted on, incorporated into, or affixed parallel to any wall of a building or other structure and with the furthest limit of the exterior face not projecting more than 12 inches from the building or structure.

WIND SIGN: Any sign or display, including but not limited to flags, banners, balloons, streamers and rotating devices, fastened in such a manner so as to move upon being subjected to air movement, whether natural or induced.

WINDOW SIGN: A sign painted or placed on the inside or outside of a window that is visible from the exterior of the building.



appendix "e": sound management ordinance

I. Definitions

The following words and terms, when used within this Ordinance, shall have the following meanings, unless the context clearly indicates otherwise.

CONSTRUCTION: Any site preparation, introduction of pilings, assembly, erection, repair alteration or similar action, including demolition of buildings and structures.

DEMOLITION: Any dismantling, destruction, or removal of buildings, structures or roadways.

EMERGENCY WORK: Any work or action necessary to deliver essential public services including, but not limited to repairing water, gas, electricity, telephone, sewer facilities, or public transportation facilities, removing fallen trees on public right-of-way, or abating life-threatening conditions. In no case shall the introduction or replacement of pilings be considered emergency work.

IMPULSIVE SOUND: Either a single pressure peak or a single burst (multiple pressure peaks) that has a duration of less than a second.

MOTOR VEHICLE: Any vehicle that is propelled other than exclusively by wind, human, or animal power on land or water.

MUFFLER: A properly functioning sound dissipative device or system for abating the sound of escaping gasses on equipment where such a device is part of the normal configuration of the equipment.

MULTI-DWELLING UNIT BUILDING: Any building comprising two or more dwelling units including, but not limited to, apartments, condominiums, co-ops, multiple family houses, townhouses, and attached residences.

MULTI-USE PROPERTY: Any distinct parcel of land that is used for more than one category of activity. Examples include, but are not limited to:

1. A commercial, residential, industrial or public service property having boilers, incinerators, elevators, automatic garage doors, air conditioners, laundry rooms, utility provisions, or health and recreational facilities, or other similar devices or areas, either in the interior or on the exterior of the building, which may be a source of elevated sound levels at another category on the same distinct parcel of land; or
2. A building which is both commercial (usually on the ground floor) and residential property located above, behind, below or adjacent.

PLAINLY AUDIBLE: Any sound that can be detected by a person using his or her unaided hearing faculties. As an example, if the sound source under investigation is a portable or personal vehicular sound amplification or reproduction device, the detection of the rhythmic bass component of the music is sufficient to verify plainly audible sound. The noise control officer need not determine the title, specific words, or the artist performing the song.

PRIVATE RIGHT-OF-WAY: Any street, avenue, boulevard, road, highway, sidewalk, or easement that is owned, leased, or controlled by a non-governmental entity.

PUBLIC RIGHT-OF-WAY: Any street, avenue, boulevard, road, highway, sidewalk, or easement that is owned, leased, or controlled by a governmental entity.

PUBLIC SPACE: Any real property or structures thereon that are owned, leased, or controlled by a governmental entity.

REAL PROPERTY LINE: Either (a) the imaginary line including its vertical extension that separates one parcel of real property from another; (b) the vertical and horizontal boundaries of a dwelling unit that is part of a multi-dwelling unit building; or (c) on a multi-use property, the interface between the two portions of the property on which different categories of activity are being performed (e.g., if the multi-use property is a building which is residential upstairs and commercial downstairs, then the real property line would be the interface between the residential area and the commercial area).

WEEKDAY: Any day that is not a federal holiday, and beginning on Monday at 7:00 A.M. and ending on the following Friday at 6:00 P.M.

WEEKENDS: Begins on Friday at 6:00 P.M. and ends on the following Monday at 7:00 A.M.

FEDERAL HOLIDAY: All holidays established by 5 U.S.C. 6103

II. Applicability

- A. This model noise ordinance applies to sound from the following property categories:
 1. Commercial facilities
 2. Public service facilities
 3. Community service facilities
 4. Residential properties

5. Multi-use properties
 6. Public and private Rights-of-Way
 7. Public spaces and beaches
 8. Multi-dwelling unit buildings
- B. This model noise ordinance applies to sound received at the following property categories:
 1. Commercial facilities
 2. Public service facilities
 3. Community service facilities
 4. Residential properties
 5. Beaches
 6. Multi-use properties
 7. Multi-dwelling unit buildings
 - C. Permitted special events are exempt.

III. Declaration of findings and policy (proclamation)

WHEREAS excessive sound is a serious hazard to the public health, welfare, safety, and the quality of life; and,

WHEREAS a substantial body of science and technology exists by which excessive sound may be substantially abated; and,

WHEREAS the people have a right to, and should be ensured of, an environment free from excessive sound,



Now THEREFORE, it is the policy of Charlotte County to prevent excessive sound that may jeopardize the health, welfare, or safety of the Manasota and Sandpiper Key citizens or degrade the quality of life.

This ordinance shall apply to the control of sound originating from sources within Charlotte County.

IV. Noise Control Officers

- A. The provisions of this ordinance shall be enforced by code compliance officers (in the case of construction-related noise) and by law enforcement officers (in the case of audio equipment and other emissions of noise caused by vehicles). Nothing in this ordinance shall preclude code compliance staff and Charlotte County Sheriff Office from coordinated enforcement of the provisions contained herein.
- B. Noise control officers shall have the power to:
 1. Coordinate the noise control activities of all departments in Charlotte County and cooperate with all other public bodies and agencies to the extent practicable;
 2. Review the actions of Charlotte County and advise of the effect, if any, of such actions on noise control;
 3. Review public and private projects, subject to mandatory review or approval by other departments or boards, for compliance with this ordinance;

4. Cooperate with noise control officers of adjacent municipalities in enforcing one another's municipal or county noise ordinances; and
5. Utilize a decibel meter which will be provided by the MSTU.

V. Maximum permissible noise levels

- A. No person shall cause, suffer, allow, or permit the operation of any source of sound on any source property listed in II(A) above in such a manner as to create a sound level that equals or exceeds the sound level limits set forth in Table I when measured at the real property line of any of the receiving properties listed in Table I.
- B. Impulsive Sound. Between 7:00 A.M. and 10:00 P.M., impulsive sound shall not equal or exceed 80 decibels. Between 10:00 P.M. and 7:00 A.M., impulsive sound which occurs less than four times in any hour shall not equal or exceed 80 decibels. Impulsive sound which repeats four or more times in any hour shall be measured as impulsive sound and shall meet the requirements as shown in Table I.
 1. No person shall cause, suffer, allow, or permit the operation of any source of sound on any source property listed in II(A) above in such a manner as to create a sound level that equals or exceeds the sound levels listed on the table below. An exception to this rule shall be made only for commercial music amplification on Fridays, Saturdays and Federal Holidays, where the 65 dB limit shall be extended to 12:00 A.M.

VI. Restricted uses and activities

This section of the Ordinance sets the timing when noise-generating activities are allowed. Subsections VI(1) to VI(12) are intended to be used concurrently with Table I.

1. Non-commercial or non-industrial power tools and landscaping and yard maintenance equipment shall not be operated between the hours of 8:00 P.M. and 8:00 A.M. All motorized equipment used in these activities shall be operated with a muffler.
2. Commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, shall not be operated on a residential property or within 250 feet of a residential property line when operated on commercial or industrial property between the hours of 6:00 P.M. and 7:00 A.M. on weekdays. Commercial or industrial power tools and landscaping and yard maintenance equipment, excluding emergency work, shall only be operated on a residential property or within 250 feet of a residential property line when operated on commercial or industrial property or between the hours of 8:00 A.M. and 12:00 P.M. midnight on weekends. All motorized equipment used in these activities shall be operated with a muffler.
3. Construction and demolition activity performed by professional personnel, excluding emergency work, shall not be performed between the hours of 6:00 P.M. and 7:00 A.M. on weekdays, or between the hours of 6:00 P.M. and 9:00 A.M. on weekends and federal holidays. Construction and demolition activity performed by the owners of the property in which the work is being done, shall not be performed between the hours of 8:00 P.M. and 7:00 A.M. on weekdays, or between the hours of 8:00 P.M. and 9:00 A.M. on weekends and federal holidays. All motorized equipment used in construction and demolition activity shall be operated with a muffler.
4. Motorized lawn equipment shall be operated with a muffler at all times.
5. An exterior burglar alarm of a building or motor vehicle must be activated in such a manner that the burglar alarm terminates its operation within five minutes for continuous airborne sound and 15 minutes for impulsive sound after it has been activated. At all times, the limits set forth in Table I do not apply.
6. Personal or commercial music amplification or reproduction equipment shall not be operated in such a manner that it is plainly audible at a residential property line between the hours of 10:00 P.M. and 8:00 A.M. during weekdays. On Fridays, Saturdays, Federal holidays, and for commercial music amplification only, this period shall be from 12:00 P.M. midnight to 8:00 A.M.



7. Personal vehicular music amplification equipment shall not be operated in such a manner as to be plainly audible at a distance of 50 feet in any direction from the operator between the hours of 10:00 P.M. and 8:00 A.M.
8. Self-contained, portable, hand-held music or sound amplification or reproduction equipment shall not be operated on a public space or public right-of-way in such a manner as to be plainly audible at a distance of 50 feet in any direction from the operator between the hours of 8:00 A.M. and 10:00 P.M. Between the hours of 10:00 P.M. and 8:00 A.M., sound from such equipment shall not be plainly audible by any person other than the operator.
9. Self-contained, portable, hand-held music or sound amplification or reproduction equipment operated on a public beach shall be kept at a volume audible to the operator only.
10. Land clearing shall be performed according to all applicable permits. Land clearing with explosives is prohibited.
11. All vehicles must be operated with noise-reducing equipment devices as these may be required by law. No after-market mufflers are allowed. The Manasota Key Advisory Committee will continuously work with law enforcement personnel to ensure non-compliance by vehicle owners/drivers is prosecuted as a moving violation.

12. Birds which are not in the wild, dogs, and other pets which make excessive disturbing noises will be reported to Charlotte County's animal control section and impounded according to provisions set in Section 1-4-31(c) of the County Code.

Table I			
	Residential		Commercial
Activity	65 dB	50dB	
1. Non-commercial, non-industrial power tools, landscaping equipment, yard maintenance equipment *	8:00 A.M. to 8:00 P.M.	Activity only allowed on times described at left.	N/A
2. Commercial or industrial power tools, landscaping equipment, yard maintenance equipment *	7:00 A.M. to 6:00 P.M. on weekdays 8:00 A.M. to 12:00 P.M. midnight on weekends	Activity only allowed on times described on left.	N/A
3. Personal music amplification or reproduction equipment	8:00 A.M. to 10:00 P.M.	10:00 P.M. to 8:00 A.M.	N/A
4. Commercial music amplification or reproduction equipment	8:00 A.M. to 10:00 P.M. on weekdays 8:00 A.M. to 12:00 P.M. midnight on weekends/ holidays	10:00 P.M. to 8:00 A.M. on weekdays 12:00 A.M. to 8:00 A.M. on weekends/holidays	N/A
5. Personal vehicular music amplification	8:00 A.M. to 10:00 P.M.	10:00 P.M. to 8:00 A.M.	

* excludes emergency work

VII. Enforcement

- A. Violation of any provision of this ordinance shall be cause for an enforcement document to be issued to the violator by the noise control officer. The recipient of an enforcement document shall be entitled to a hearing before the Charlotte County Code Enforcement Board or the applicable Law Enforcement Authority having jurisdiction to contest such action.
- B. Any person who violates any provision of this ordinance shall be subject to a civil penalty for each offense. If the violation is of a continuing nature, each occurrence shall constitute an additional, separate, and distinct offense.
- C. No provision of this ordinance shall be construed to impair any common law or statutory cause of action, or legal remedy therefrom, of any person for injury or damage arising from any violation of this ordinance or from other law.

VIII. Severability and repealer

- A. If any provision or portion of a provision of this ordinance is held to be unconstitutional, preempted by federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the Ordinance shall not be invalidated.
- B. All ordinances or parts of ordinances which are inconsistent with any provisions of this ordinance are hereby repealed as to the extent of such inconsistencies.



appendix "F": recommended changes to existing sea turtle ordinance

ARTICLE XII. SEA TURTLE PROTECTION

Modifications

(New Wording Underlined)

Section 3-5-296. Definitions.

(add)

Cumulative illuminated: Illuminated by numerous artificial light sources that as a group illuminate any portion of the beach. Such cumulative illumination must be bright enough to cast a shadow on any portion of the beach during any night of the sea turtle nesting season. (Based on Sarasota County Turtle Ordinance)

Section 3-5-297. Unlawful to kill, molest or injure sea turtles.

Unchanged.

Section 3-5-298. Coastal construction conducted within the nesting zone during the nesting season.

Unchanged.

Section 3-5-299. Beachfront lighting.

- a. *Intent.* The general intent of this section is to ~~prevent~~ control the direct, indirect or cumulative artificial illumination of the nesting zone, while insuring public safety from sunset to sunrise throughout the nesting/hatching season. Such illumination may inhibit nesting by adult female sea turtles and disorient hatchlings.

- b. *Light sources.* Both new and existing development shall ensure that point sources of light or any reflective surfaces illuminated by such point sources of light are not visible from the beach, as defined, or do not cast a shadow on the beach.

- c. *Security lights.* Exterior lights used expressly for safety and security purposes shall be limited to the minimum number and configuration required to achieve their functional roles(s). The use of motion detector switches that keep lights off except when approached and that switch lights on for the minimum duration possible are preferred. (From the Model Lighting Ordinance for Marine Turtle Protection)

- d. *New development.* as-is in old section (c).

- e. *Existing development.* Replaces:

3. Security lighting shall be permitted throughout the night so long as low profile luminaries are used and shielded in such a way that these lights do not illuminate the beach within a line of sight extending landward from the Gulf of Mexico from any point at the elevation of mean low tide. (Wording from the definition section of the Charlotte County Ordinance)

Section 3-5-299. Beachfront lighting

- e. *Publicly owned lighting.* Exterior lights used expressly for safety or security purposes shall be limited to the minimum number and configuration required to achieve their functional role(s). Street lights and lighting at parks and other publicly owned beach access areas are intended for public safety and, in as far as possible shall be subject to the following:

1. Street lights shall be located such that the bulk of their illumination will travel downward and away from the beach. These lights shall be equipped with shields or other modifications that will prevent backlighting and render them invisible reduce the visibility from the beach within a line of sight extending landward from the Gulf of Mexico from any point at the elevation of mean low tide.

2. Street and bike path lighting will adhere to the minimum State (FDOT) standards of illumination levels. Measurements will be the responsibility of Charlotte County Lighting Department and be taken by a calibrated light measurement instrument. (Based on the review of documents from the Florida Department of Transportation)

Section 3-5-300. Design of vehicular circulation and parking areas.

Parking lots and roadways within the nesting zone, including any paved or unpaved area upon which motorized vehicles will operate, shall be designed, positioned or modified such that vehicular headlights will not cast light on the nesting zone while maintaining sufficient illumination to ensure public safety. The nesting zone ~~must~~ could be shielded from vehicular lighting through the use of hedges, dune vegetation, or other ground-level barriers, so long as these are flush with the ground, continuous and maintained to a minimum height of four feet above the surface of the parking area and do not impede or entangle sea turtles or hatchlings or damage the beach or dune system.

Section 3-5-301. Timing of beach-dune stabilization and restoration projects.

Unchanged.

Section 3-5-302. Prohibition of activities disruptive to marine turtles.

Unchanged.

Section 3-5-303. Penalties for violation; resort to other remedies.

Unchanged.

Section 3-5-304. Management coordination

3. The community development department shall develop, in consultation with law enforcement, community volunteers and others, an expeditious and structured process for enforcement. However, direct enforcement of this Ordinance is limited to Charlotte County officials and under no circumstance shall volunteers attempt any form of enforcement. (Based on wording in other Florida County Ordinances related to Sea Turtles.)



manasota *Key*

appendix "g": additional information

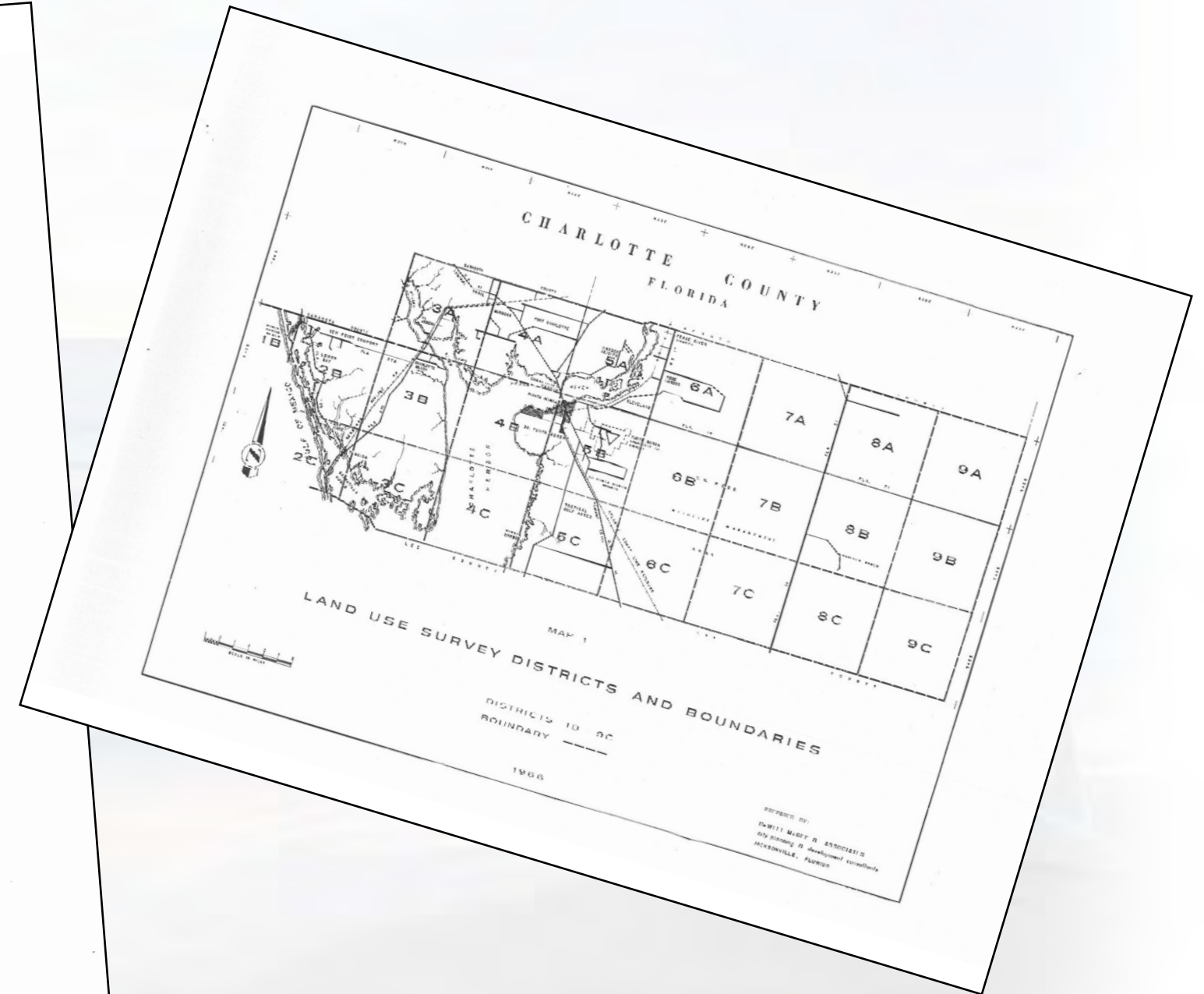
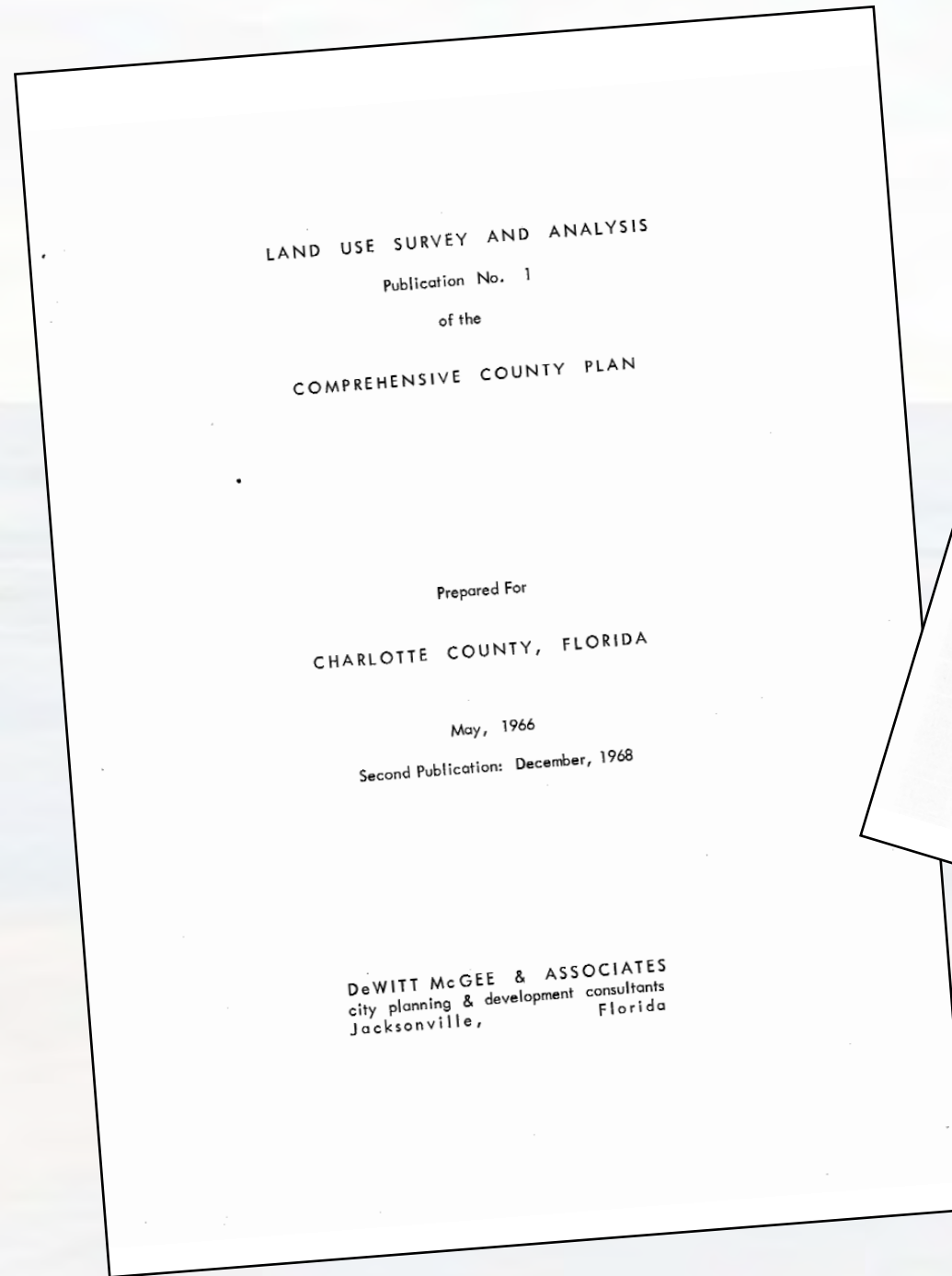
exhibits



U R G
URBAN RESOURCE GROUP
A DIVISION OF KIMLEY-HORN AND ASSOCIATES, INC.

 Kimley-Horn
and Associates, Inc.
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Exhibit "A": Land Use Survey and Analysis Document



manasota Key

II LAND USE ANALYSIS

1. District 1-B

a. Existing Land Use

District 1-B includes Peninsula Key and Peterson Island along the Gulf of Mexico bounded on the east by Lemon Bay and the west by the Gulf of Mexico. This district includes the community of Punta Gorda and is accessible by S.R. 776. This district is included in parts of four sections with a total land area of 382.1 acres and inland water areas of 14.7 acres with a total area of 396.8 acres. Existing development consumes 132.5 acres representing 33.4 percent of the total area. Table 1 shows the existing land use of District 1-B.

This table shows District 1-B to be predominantly residential in character, with 54.6 percent of the developed area devoted to residential use. The majority of the land not devoted to residential use is consumed in street rights-of-way, accounting for 35.7 percent of the developed area. Because this district is located along the Gulf of Mexico a significant number of resort oriented land uses are shown. This results in 6.9 percent of the developed area being devoted to motels and trailer parks providing for tourist accommodations.

Table 1
EXISTING LAND USE
DISTRICT 1-B

Classification	No. Uses	Acres	% Dev. Area	% Total Area
Single Family	289	63.0	47.5	15.9
Multi-Family	20	9.0	6.8	2.3
Trailers	3	0.4	0.3	0.1
TOTAL RESIDENTIAL	312	72.4	54.6	18.3
Motels, Tourist Courts	2	3.1	2.3	0.8
Trailer Parks	3	6.1	4.6	1.5
TOTAL ACCOMODATIONS	5	9.2	6.9	2.3
Business and Professional	-	-	-	-
Retail Sales and Services	10	1.0	0.8	0.3
Automotive Businesses	-	-	-	-
Wholesale, Warehousing	-	-	-	-
TOTAL BUSINESS	10	1.0	0.8	0.3
Local Service Industry	2	0.5	0.4	0.1
Manufacturing - Industrial	-	-	-	-
TOTAL INDUSTRIAL	2	0.5	0.4	0.1
Public Parks, Buildings, Land	-	-	-	-
Utilities, Transp., Communication	-	-	-	-
Semi-Public Uses	1	2.1	1.6	0.5
TOTAL PUBLIC	1	2.1	1.6	0.5
Public R. O. W.	-	47.3	35.7	11.9
Private R. O. W.	-	-	-	-
TOTAL RIGHTS-OF-WAY	-	47.3	35.7	11.9
TOTAL DEVELOPED AREA	-	132.5	100.0	33.4
UNDEVELOPED AREA	-	249.6	-	61.9
TOTAL LAND AREA	-	382.1	-	96.3
WATER AREAS	-	14.7	-	3.7
TOTAL AREA	-	396.8	-	100.0

b. Land Use Trends

Because this district includes the Gulf of Mexico Beach and property fronting the Gulf of Mexico it has been subject for many years to use for beach cottages. The quality of construction and development along the beaches area has not been of the quality or character designed to attract tourists. Instead, most of the development along the beach has been constructed for winter occupancy by those persons residing outside of Charlotte County. Properties fronting Lemon Bay are desirable for permanent residential development in addition to providing sheltered harbors and strategic locations for marinas.

c. Potential Land Use and Recommendations

Because of its strategic location along the Gulf of Mexico, land within this district should be devoted primarily to tourist accommodations and resort oriented activities especially along the Gulf Beaches. Gulf Beach property should be controlled in its development for use by motels and hotels, with land removed from the Gulf Beaches devoted to supporting business and commercial resort establishments. Land within this district oriented to Lemon Bay is ideally suited for living accommodations including both single family and multiple family residential uses.

Strategically located and geographically suitable areas for marinas should also be developed for this use. Special consideration should be given to the preservation of strategically located areas along the Gulf of Mexico Beach for public park purposes. Public parks will materially contribute to the enhancement of the beach and its attractiveness to tourists.



Land Use Survey and Analysis

Charlotte County, Florida

2. District 2-B

a. Existing Land Use

District 2-B, as shown on Map 1, lies east of District 1-B and includes approximately one-third of the Gulf ocean beach area lying within Charlotte County. This district includes the southern portion of Peterson Island, plus Whidden Key, Knight Island, and Thornton Key. Stump Pass, separating Peterson Island and Knight Island, provides access from the Gulf of Mexico to Lemon Bay. District 2-B includes the communities of New Point Comfort, Lemon Bay, and Grove City.

Two major roads serve this district; S. R. 776 traversing this district in an east-west direction in the northern portion through New Point Comfort leading from Charlotte Beach to Punta Gorda Beach, and S. R. 775 paralleling Lemon Bay connecting with S. R. 776 in the Point Comfort area and extending south to Placida. Most development within this district is located along S. R. 775 and the western portion of S. R. 776 in the New Point Comfort area. Most of the eastern half of this district is undeveloped.

Table 2 shows the existing land use of District 2-B indicating a total of 17,594.1 acres including 458.2 acres in water areas. Only 784.5 acres in this district are developed representing 4.5 percent of the total land within the district. Residential development is the predominant use within this district accounting for 272.8 acres representing 34.8 percent of that portion of the district which is developed. All other uses consume less than 10 acres except for the classification of "public" accounting for 27.4 acres representing 3.5 percent of the total district.

Land Use Survey and Analysis

Charlotte County, Florida

Table 2
EXISTING LAND USE
DISTRICT 2-B

Classification	No. Uses	Acres	% Dev. Area	% Total Area
Single Family	872	272.8	34.8	1.6
Multi-Family	16	1.6	0.2	-
Trailers	207	43.2	5.5	0.2
TOTAL RESIDENTIAL	1,095	317.6	40.5	1.8
Motels, Tourist Courts	5	1.8	0.2	-
Trailer Parks	2	6.8	0.9	-
TOTAL ACCOMODATIONS	7	8.6	1.1	-
Business and Professional	8	1.7	0.2	-
Retail Sales and Services	24	6.0	0.8	-
Automotive Businesses	2	0.8	0.1	-
Wholesale, Warehousing	-	-	-	-
TOTAL BUSINESS	34	8.5	1.1	-
Local Service Industry	18	8.5	1.1	-
Manufacturing - Industrial	-	-	-	-
TOTAL INDUSTRIAL	18	8.5	1.1	-
Public Parks, Buildings, Land	1	22.2	2.8	0.1
Utilities, Transp., Communications	1	1.0	0.1	-
Semi-Public Uses	5	0.5	0.5	-
TOTAL PUBLIC	7	27.4	3.5	0.1
Public R.O.W.	-	413.9	52.8	2.4
Private R.O.W.	-	-	-	-
TOTAL RIGHTS OF WAY	-	413.9	52.8	2.4
TOTAL DEVELOPED AREA	-	784.5	100.0	4.5
UNDEVELOPED AREA	-	16,351.4	-	92.9
TOTAL LAND AREA	-	17,135.9	-	97.4
WATER AREAS	-	458.2	-	2.6
TOTAL AREA	-	17,594.1	-	100.0

Land Use Survey and Analysis

Charlotte County, Florida

This will necessitate the construction of a new bridge similar to the one on S. R. 776 leading to Punta Gorda Beach. The islands abutting the Gulf of Mexico in this district hold a potential for resort type development. For development to take place, not only will access to these islands be necessary, but at least one good major road traversing the island will be necessary in order to accommodate and serve development. Properties along the Gulf Coast beach should be preserved for future motel and hotel sites, with properties lying east of the Gulf beach property devoted to commercial uses serving the resort trade. Properties along Lemon Bay should be devoted to residential uses.

Because several locations within this district lend themselves to marinas, care must be exercised in the proper zoning and layout of these facilities, otherwise they could adversely affect adjoining and nearby residential development. The particular type of marina operation should be considered. For example, a marina catering only to the docking and storage of small boats, providing no major repair facilities, can be compatible with adjoining residential areas. A marina undertaking major repairs and service to larger watercraft assumes an industrial type character and may adversely affect surrounding areas.

3. District 2-C

a. Existing Land Use

As indicated on Map 1, District 2-C lies immediately south of District 2-B including the southern portion of Bocilla Island, and including Little Gasparilla Island and the northern portion of Gasparilla Island. Little Gasparilla Island and Gasparilla Island



appendix "g": additional information

sign-in sheets



manasota Key

Attendees August 13, 2003

Name	Address	Email Address	Phone
1. Vivian Scott	7105 N. Beach Road		474-6532
2. Marlon Adelman	1646 RINDY BLVD		474-2595
3. ROSEANN TREMO	2855 N. Beach Rd		473-5571
4. J. PATRICK TREMO	" "		
5. DON PEASE	2015 N. Beach Rd		474-1517
6. FRANK SHAPPELL	1900 BEACH RD		475-1036
7. JANE PEREZ	8070 BAYVIEW RD		474-1591
8. JANE PEREZ	2400V BEACH RD		474-2346
9. DON PEASE	6206 THE PINNACLES		474-1857
10. DON PEASE	410 DUNE ST		474-7866
11. BERTY SUB CARROLL	3055 BAYVIEW CIR		475-8191
12. Pat Musto	2777 N. Beach		473-4832
13. Mary Capecci	1245 GULF Blvd		474-3631
14. BJ Galbraith	185 MOCKING BIRD LANE		475-5997
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AUG. 27th

1. Name Email Phone

BJ GALBRAITH	BJGALB@HOTMAIL.COM	475-5997
Pat Musto	p.musto@att.net	473-4832
FRANK SHAPPELL	shappell@yahoo.com	475-1036
Mary Capecci	maryellen.rose@msn.com	474-3631
STORIA SHANK	"	475-3763
John Bennie Stamm	"	475-3763
Vivian Scott	Grandad1943@CS.COM	474-6532
Don Pease	pease@earthlink.net	474-1517
Jane Perez	jane.perez@charlottefl.com	473-1073
Marlon Adelman		474-2595
Patrick Tremo	chemgen@earthlink.net	473-5571
Roseann Tremo	Tremadilly@aol.com	"

Manasota Key
Attendees September 10, 2003

Name	Phone	Email	Address
1. BJ GALBRAITH	475-5997	BJGALB@HOTMAIL.COM	185 Mockingbird Ln
2. FRANK SHAPPELL	475-1036	SHAPPELL@YAHOO.COM	
3. DON PEASE	474-1517	PEASE@CWO2.COM	1970 Beach Rd
4. MARLON ADELMAN	474-2595		410 DUNE ST
5. Pat Musto	473-4832		1636 GULF BLVD
6. Patrick Tremo	473-5571	p.musto@att.net	2777 N Beach
7. Mary Capecci	474-3631	Tremadilly@aol.com	2255 N Beach
8.		maryellen.rose@msn.com	1245 GULF Blvd
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Manasota Key

Manasota Key Attendees SEPTEMBER 24, 2003

Name	Phone	Email	Address
1. Tom DiBiancam	408-6231	T.DIBIANCAM1@comcast.net	2799 B.N. Beach
2. Pat Musto	473-4239	p.musto@att.net	1252 Shoreview Drive
3. Bristol Sub	475-1611	bristol@world.com	PO Box 22, Eng 34195
4. Wilma Katz	473-8618	wilkat@world.com	2400 B.N. RD
5. Anne Lee	474-2376	annelee@world.com	410 Dille St
6. Don Pease	474-7166	pease@world.com	2205 North Beach
7. Patricia LeMo	473-5571	chemge@world.com	1845 Gulf Blvd
8. Mary Capucci	474-3631	maryellenrose@msd.com	1960 Beach Rd.
9. Frank Chappell	475-1026	chappell@yahoo.com	
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Manasota Key Attendees OCTOBER 8, 2003

Name	Phone	Email	Address
1. Patricia LeMo	473-5571	chemge@world.com	1845 Gulf Blvd
2. Wilma Katz	473-8618	wilkat@world.com	2400 B.N. RD
3. Wayne Burt	474-2691	wayne.burt@yacht.com	70 Paul St
4. Pat Musto	473-4239	p.musto@att.net	2799 B.N. Beach
5. Frank Chappell	475-1026	chappell@yahoo.com	1960 Beach Rd
6. Betty Sue Carral	475-8411	betty.sue.carral@comcast.net	5305 Bayshore
7. Bonnie Little	475-2525		3625 Bay Robin Dr
8. Missy Christie	391-0879	missy.christie@charlottefl.com	
9. Wilma Katz	473-8618	wilkat@world.com	PO Box 22, Eng 34195
10. Pat Galbraith	475-5997	patgalbraith@hotmail.com	
11. Jorge Perez	673-1073	jorge.perez@charlottefl.com	
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Oct. 22, 2003

Name	Phone	Email	Address
Pat Galbraith	475-5997	PATGALBRAITH@HOTMAIL.COM	185
Pat Galbraith	474-2595		1635 Kelly
Sam Finkus	473-2663	rustyford@netnet.net	4097 P. Coast
Betty Sue Carral	475-8411	betty.sue.carral@comcast.net	5305 Bayshore
Don Pease	474-7166	pease@world.com	2205 North Beach
Frank Chappell	475-1026	chappell@yahoo.com	1960 Beach Rd
Jorge Perez	673-1073	jorge.perez@charlottefl.com	County
Missy Christie	391-0879	Missy.Christie@charlottefl.com	County



Manasota Key

Manasota Key Attendees November 12, 2003

Name	Phone	Email	Address
1. <u>OT Garberath</u>	915-5192	BAGALBA@aolmail.com	185 Hookingburg
2. <u>Wayne Largent</u>	474-8697	wayne.largent@epix.com	70 Rural St
3. <u>Tom Dibernara</u>	772-2017	tomdibernara@aol.com	5206 19th Ave
4. <u>Pat Musto</u>	473-4837	p.musto@att.net	2774 N. Birch
5. <u>Betsy McCallum</u>	460-9110	betsy@glsc.com	5806 St. Francis
6. <u>Carol McFarland</u>	475-8191	carolmcfarland@earthlink.net	3255 B. Canellen
7. <u>Patricia Trevino</u>	460-2714	darla.mcfarland@earthlink.net	21 Beach Rd
8. <u>Frankie Campbell</u>	475-5576	chemgeuic@aol.com	2255 22nd Beach Rd
9. <u>Kate Perry</u>	475-1036	shappi@charlottefl.com	1982 B. Canellen
10. <u>Mary & Christie</u>	391-0879	missy.christie@charlottefl.com	1982 B. Canellen
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11/26/03

Steering Committee Meeting

Name	Telephone #	Email	Steering	Comm. Member
Wayne Largent	474-8697			yes
John Dubowik	473-3515	john.dubowik@earthlink.net		No
TOM DIBNARA	474-1857			
Betty Sue Carroul	475-8191	betsy.sue@glsc.com		
Mac V. Houston	474-2007	- 743-1308		
BJ Galberath	475-5997	BJCALB@HOTMAIL.COM		Yes
George Bennett	475-1650	SALTYDOG1@NETMAIL.NEWSCAPE.NET		
John Walker	474-0258			
Betsy McCallum	460-9610			
Judy Hoffstatten	474-2434	julhoff@glsc.net		
Judy Miller	475-7729	OLDFRANZ@JUNO.COM		
Carole Kennett	475-7777	kennetts@glsc.com		
Kelly Ryan	475-8427	bettys@glsc.com		
JANET POTTS	474-1729	JANIPOTTS@COMCAST.NET		
Mary & Christie	391-0879	missy.christie@charlottefl.com		
Dawn Harrison	575-3613	dawn.harrison@worldnet.att.net		
David Dawson	475-1908	david.dawson@aol.com		
Bill Dunson	473-2594	wadta@psu.edu		Yes?
Don Binkley	474-1686			
Gavin Off	681-3000	goff@sun-herald.com		
BILL & ROSYUSHA FLET	474-8186			
DON ATAMANCHUK	474-1517	DSD@ATAMAN@AOL.COM		
MARIL KERRA	475-8671			
Wilma Katz	473-8618	wilmak@worldnet.att.net		
Lee Kennett	475-7777	kennetts@glsc.com		
HOIS & KEN CAMPBELL	474-1355	MRKEN5451@AOL.COM		

Name	Telephone #	Email
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JACK BRUBAKER	474-9654	ESBJAB@COMCAST.NET
Dawn M... ..	473-8402	DM... ..
Tom D... ..	4900 Key Rd	TD... ..
Ann... ..	474-1279	Ann... ..



Manasota Key

12/10/03

Community Planning Meeting

Name	Telephone
Wayne Largent	474-8697
DAVID PRINSON	475-1908
Fawn CHappell	475-1036
Pat Musto	473-4832
Betty Sue Counsel	475-8191
Judy Applebatter	474-2434
Betsy McCallum	460-9610
Cal Kerach	475-5997
Jorge Perez / County	(941)623-1073
Tom Diganan	474-1857
Marion Adelman	474-2595
Dorothy Gault	473-1313
Carole Kennett	475-7777
Judy Miller	475-7927
Don Atamanchuk SR & JR	474-1517
Darla McFarland, H-Tribune	460-2704

Manasota Key
Community Planning
Attendees JANUARY 14, 2004

Name	Phone	Email	Address
1. Jorge Perez		Jorge.Perez@charlotteFL.com	
2. Wayne Largent	474-8697	Wayne.Largent@york.com	
3. DAVID PRINSON	475-1908	DAVID.PRINSON@PRINSON.COM	
4. Fawn CHappell	475-1036	Fawn.CHappell@CHappell.COM	
5. Betty Sue Counsel	475-8191	Betty.Sue.Counsel@Counsel.COM	
6. Judy Miller	475-7927	JUDY.MILLER@JUDY.COM	
7. DAVID & RITA MURRAY	475-8445	RITAMURRAY@NETZERO.COM	
8. HIL & LUCIE KIMBLE	474-7223	LUCIE@KIMBLE.COM	
9. JOHN DUBOIS	475-2525	JOHN.DUBOIS@VERIZON.NET	2321 N. BEACH RD
10. Betty Musto	473-4832	Pat.Musto@Musto.COM	
11. MARION ADELMAN	474-2595	MARION.ADELMAN@ADELMAN.COM	
12. DON ATAMANCHUK	474-1517	DON.ATAMANCHUK@ATAMANCHUK.COM	
13. AL STILES	475-7777	AL.STILES@COMCAST.NET	16 PEARL ST.
14. PEGGY DOLBRIDGE	475-4855	PEGGY.DOLBRIDGE@NETZERO.COM	
15. CAROLE KENNETT	475-7927	CAROLE.KENNETT@KENNETT.COM	
16. Bill Danson	475-2534	WILL.DANSON@DANSON.COM	2955 N. BEACH RD
17. DON & JUDY MILLER	475-7927	DON.MILLER@MILLER.COM	
18. Darla McFarland	460-2704	DARLA.MCFARLAND@TRIBUNE.COM	
19. Betsy McCallum	460-9610	BETSY.MCCALLUM@MCCALLUM.COM	
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South Manasota Key Association
Roundabout Flyer Receipt
JANUARY 14, 2004

Business Name	Address	Signature
1. Raw Corder	1961 Beach	[Signature]
2. [Business Name]	1927 Beach	[Signature]
3. [Business Name]	1927 Beach	[Signature]
4. [Business Name]	1927 Beach	[Signature]
5. [Business Name]	1927 Beach	[Signature]
6. [Business Name]	1927 Beach	[Signature]
7. [Business Name]	1927 Beach	[Signature]
8. [Business Name]	2035 N. Beach Rd	[Signature]
9. [Business Name]	2045 N. Beach Rd	[Signature]
10. [Business Name]	2045 N. Beach Rd	[Signature]
11. [Business Name]	2095 N. Beach Rd	[Signature]
12. [Business Name]	2236 North Beach Rd	[Signature]
13. [Business Name]	1975 Beach Rd	[Signature]
14. [Business Name]	Beach Road	[Signature]
15. [Business Name]	1855 Gulf Blvd	[Signature]
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manasota Key

Manasota Key Community Planning Attendees JANUARY 28, 2004

Name	Phone	Email	Address
1 BJ GALBRAITH 475-5997 BJ.GALB@MANAKEY.COM			
2 BETSY McCallum 460-9610 bc.tsym@GLS3C.COM			
3 ANDY PATNO 460-0051 apatno@comcast.net			
4 JUDY MILLER 475-7927 judymiller2@juno.com 6200 N BEACH #12			
5 TOM DUNCANSON 475-0190 tom.duncan@att.net 2774-B N. Beach			
6 MIKE McCLAIN 473-1110 TOOTS.HOTI@COMCAST.COM 4011 BUCKINGHAM ST			
7 BOB DUNCANSON 475-0190 bob.duncan@att.net 2774-B N. Beach			
8 DON ATAMANCANIK 474-1517 don@key.com 100 FRIENDSHIP LANE			
9 PAT MUSTA 473-4832 p.musta@att.net 2774-B N. Beach			
10 TOM SMITH 475-6376 tom.smith@att.net 2774-B N. Beach			
11 BOB HEIM 474-0404 bob.heim@att.net 2774-B N. Beach			
12 TOM BUNNELL 475-1908 tom.bunnell@att.net 2774-B N. Beach			
13 DAVID DUNCANSON 475-1908 david.duncan@att.net 2774-B N. Beach			
14 FRANK CHAPPELL 475-1036 frank.chappell@att.net 1960 BEACH RD			
15 BILLY HILL 475-2537 billy.hill@att.net 1960 BEACH RD			
16 MIKE TAMMAY 239-571-8239 m.tammay@att.net 1960 BEACH RD			
17 JON DUNCANSON 475-0190 jon.duncan@att.net 2774-B N. Beach			
18 JON KIDNEY 716-3660 j.kidney@att.net 1295 SHOREVIEW			
19 BARBARA KIDNEY 716-3660 b.kidney@att.net 1295 SHOREVIEW			
20 DAVID MURRAY 475-8445 david.murray@att.net 1960 BEACH RD			
21 BARRY DASHOR 3078 BAY SANDS CIRCE BEACHES 1960 BEACH RD			
22 JUDY MILLER 475-7927 judymiller2@juno.com 6200 N BEACH #12			
23 JUDY MILLER 475-7927 judymiller2@juno.com 6200 N BEACH #12			
24 HELEN 475-0190 helen@att.net 2774-B N. Beach			
25 TARA McFARLAND 401-2704 tara.mcfarland@att.net 2774-B N. Beach			
26 FRANK CHAPPELL 475-1036 frank.chappell@att.net 1960 BEACH RD			
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Manasota Key ~~ATTN~~ STEERING COMMITTEE Attendees February 2004

Name	Phone	Email	Address
1 Wayne Langat 474-8447 wayne.langat@att.net 30 Pearl Street			
2 Col Musta 473-4832 col.musta@att.net 2774-B N. Beach			
3 Pat Lyano 473-5571 clemsonic@aol.com 2835A N. Beach			
4 Andy Patno 460-0051 apatno@comcast.net			
5 Judy Miller 475-7927 judymiller2@juno.com 6200 N BEACH #12			
6 Judy Miller 475-7927 judymiller2@juno.com 6200 N BEACH #12			
7 Tom Duncanson 475-0190 tom.duncan@att.net 2774-B N. Beach			
8 BARBARA KIDNEY 716-3660 b.kidney@att.net 1295 SHOREVIEW			
9 David Wallace 473-1231 david.wallace@att.net 1960 BEACH RD			
10 Frank Chappell 475-1036 frank.chappell@att.net 1960 BEACH RD			
11 John Dumas 475-1036 john.dumas@att.net 1960 BEACH RD			
12 David Lyson 474-4537 david.lyson@att.net 1820 Gulf Blvd			
13 Tara McFarland 401-2704 tara.mcfarland@att.net 2774-B N. Beach			
14 Frank Chappell 475-1036 frank.chappell@att.net 1960 BEACH RD			
15 Tom Bunnell 475-1908 tom.bunnell@att.net 2774-B N. Beach			
16 Peter Bennett 475-1036 peter.bennett@att.net 1960 BEACH RD			
17 David Murray 475-8445 david.murray@att.net 1960 BEACH RD			
18 Rita Murray 475-8445 rita.murray@att.net 1960 BEACH RD			
19 Sandy Flair 460-1915 sandy.flair@att.net 1960 BEACH RD			
20 BETTY RYAN 475-1447 betty.ryan@att.net 1960 BEACH RD			
21 AL STILFS 475-7927 al.stilfs@att.net 1960 BEACH RD			
22 Nancy Ward 475-1036 nancy.ward@att.net 1960 BEACH RD			
23 BONNIE HILLEN 475-2535 bonnie.hillen@att.net 1960 BEACH RD			
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25 FRANK CHAPPELL 475-1036 frank.chappell@att.net 1960 BEACH RD			
26 MIKE McCLAIN 473-1110 TOOTS.HOTI@COMCAST.COM 4011 BUCKINGHAM ST			
27 DON ATAMANCANIK 474-1517 don@key.com 100 FRIENDSHIP LANE			
28 BETSY McCallum 460-9610 bc.tsym@GLS3C.COM			
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Manasota Key Community Planning Attendees FEBRUARY 13, 2004

Name	Phone	Email	Address
1 Mike McCLAIN 473-1110 TOOTS.HOTI@COMCAST.COM			
2 JORGE PEREZ 941-623-1073 jorge.perez@charlottefl.com			
3 PATRICK IRAMA 475-5571 clemsonic@aol.com			
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5 PAT MUSTA 473-4832 p.musta@att.net 2774-B N. Beach			
6 BETSY McCallum 460-9610 bc.tsym@GLS3C.COM			
7 Wayne Langat 474-8447 wayne.langat@att.net 30 Pearl Street			
8 FRANK CHAPPELL 475-1036 frank.chappell@att.net 1960 BEACH RD			
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Manasota Key

Manasota Key Community Planning Attendees FEBRUARY 24, 2004

Name	Phone	Email	Address
1 Mike McClain	473-7770	TOOTS4071@comcast.net	
2 Wayne Largent	474-2497	wayne_largent@yahoo.com	
3 Pat Musto	473-4832	pmusto@att.net	2799 B.D. Blvd
4 Andy Yain	460-0052	andy@glsc.com	
5 Betsy McCallum	460-9610	btsym@glsc.com	
6 Betty McCallum	473-5571	chemsch@earthlink.net	
7 Toots Largent	474-1887	TOOTS4071@comcast.net	
8 Jack Landis	474-1910	jacklandis@verizon.net	3105 B.A. Blvd #14
9 John Dubonk	473-3515	john.dubonk@verizon.net	577 Apple
10 David Dawson	475-1908	dawson@verizon.net	21271 Birchwood
11 Sandy Felix	460-2195	sandyl@earthlink.net	
12 George Bennett	475-1980	sales@lne.com	1760 Gulf Breeze
13 Judy Miller	475-7727	oldefranz@juno.com	6005 N. Beach
14 Andy Hays	474-2434	andyhays@earthlink.net	
15 John Hays	475-2405	johnhays@earthlink.net	
16 John Hays	475-2405	johnhays@earthlink.net	
17 David			
18 B. Galbraith		jorge.perez@charlottefl.com	
19 Jorge Perez	941-622-1093		
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Manasota Key Community Planning Attendees March 10, 2004

Name	Phone	Email	Address
1 Betsy McCallum	460-9610	btsym@glsc.com	
2 Wayne Largent	474-2497		
3 Pat Musto	473-4832	pmusto@att.net	
4 Andy Yain	460-0052	andy@glsc.com	
5 Kevin White	574-3027	kevin.white@kimley-horn.com	
6 Sue Morrison	877-3687	sue.morrison@kimley-horn.com	
7 David Dawson	475-1908	dawson@verizon.net	
8 Sandy Felix	460-2195	sandyl@earthlink.net	
9 Jack Landis	474-1910	jacklandis@verizon.net	
10 John Dubonk	473-3515	john.dubonk@verizon.net	
11 Judy Miller	475-7727	oldefranz@juno.com	
12 David Dawson	460-2195	oldefranz@juno.com	
13 Andy Hays	460-0052	andy@glsc.com	
14 John Hays	475-2405	johnhays@earthlink.net	
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Manasota Key Steering Committee March 24, 2004

Name	Phone	Email
1 B. Galbraith	475-5997	B.GALB@HAYMAN/KEY
2 Betsy McCallum	460-9610	btsym@glsc.com
3 Pat Musto	473-4832	pmusto@att.net
4 Mike McClain	473-7770	TOOTS4071@comcast.net
5 Andy Yain	460-0052	andy@glsc.com
6 Jorge Perez	941-622-1073	jorge.perez@charlottefl.com
7 Judy Miller	475-7727	oldefranz@juno.com
8 Bill Dunson	473-2534	wadpe@psu.edu
9 John Binkley	474-1686	JBinkley@Juno.com
10 Al Stiles	475-4751	BETAL@comcast.net
11 Jack Landis	474-1910	NICK@354.com
12 John Hays	475-2405	engj@kimley-horn.com
13 Sandy Felix	460-2195	FeqD@glsc.com
14 John Dubonk	473-3515	JOHN.BECKY@VERIZON.NET
15 Jack Landis	474-1910	WABGO@JUNO.COM
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Manasota Key

Manasota Key MSTU Attendees April 7, 2004

Name	Phone	Email	Address
1 Betty Ryan	475-8427	bettyryan107@gmail.com	27002 Beach Rd #117
2 SANDY FLINK	460-5295	JAF65@AOL.COM	2120 N. Beach Rd #1
3 Wayne Largent	474-8897	wayne.largent@yahoo.com	
4 Doug Wallace	473-1931	doug.wallace@att.net	1751 Beach Rd #209
5 MIKE MCCLAIN	473-1100	lots401@comcast.net	4077 Pelican
6 Tom Dillman	474-1852	TDIGMAN@AOL.COM	5094 N.B.
7 Betsy McCallum	460-9610	btsym@CLS.com	
8 Betty Sue Carroll	475-5997		
9 Bob Galbraith	475-5997		
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U R G URBAN RESOURCE GROUP

Manasota Key Steering Committee Meeting Architectural Design Guidelines Sign-In Sheet April 14, 2004

Name	Agency	Phone Number
Betsy McCallum		460-9610
Wayne Largent		474-8897
BETTY SUE CARROLL		475-5997
Pat Musto		473-4832
She Thompson	KHA	926-1730
Kevin White	KHA	926-1730
Quincy Miller		475-7929
Betty Ryan		475-8427
Tom Dillman		474-1852
Rita & David Murray		475-8445
Robert Gray		474-9833
John J. Stanton		475-6356
Jack Musto		475-3992
Ed Leclerc		473-8794
TED L. TATE		474-7512

2601 Cattleman Road, Suite 500, Sarasota, FL 34232
voice: 941.926.1730 fax: 941.922.2351

Manasota Key Community Planning Attendees April 14, 2004

Name	Phone	Email	Address
1 Betsy McCallum	460-9610		
2 Wayne Largent	474-8897		
3 Betty McCallum	475-8427		
4 Bob Galbraith	475-5997		
5 Pat Musto	473-4832		
6 Pat Musto	473-4832		
7 Bob Galbraith	475-5997		
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Manasota Key Community Planning Attendees April 28, 2004

Name	Phone	Email	Address
1 Betty McCallum	460-9610	BETSUM@GLS3C.COM	
2 Betty McCallum	475-8101	BETSUM@GLS3C.COM	
3 Scott Musto	473-4832	pimusto@att.net	
4 Andy Paine	460-9610	andy.paine@manasotakey.com	
5 Bill Waddill	941-823-1030	bill.waddill@kimley-horn.com	
6 Jorge Perez	941-823-1030	jorge.perez@charlottefl.com	
7 Kevin White	888-599-3022	kevin.white@kimley-horn.com	
8 Patricia Tuma	473-5571	CHAPPELL@YAHOO.COM	
9 Frank Chappell	475-1826	FRANK@YAHOO.COM	
10 Tom Dumas	473-1827	TDUMAS@COMCAST.NET	
11 Mike McLean	473-7710	TDUMAS@COMCAST.NET	
12 ST GALBRAITH	475-5997	BIGALB@HOTMAIL.COM	
13 Ernie Off	481-8000	off@eroff.com	
14 Jack Linn	473-1810	jack.linn@manasotakey.com	
15 Joan Dumas	473-1826	joan.dumas@manasotakey.com	
16 Joan Walsh	475-8101	joan.walsh@manasotakey.com	
17 Betty Paine	475-8101	betty.paine@manasotakey.com	
18 Anita Long	473-8697	anita.long@manasotakey.com	
19 AL BISHOP	475-4751	albishop@manasotakey.com	
20 Tom Dumas	473-1826	tom.dumas@manasotakey.com	
21 DAVID MURRAY	475-8945	dmurray@manasotakey.com	
22 DAVID MURRAY	475-8945	dmurray@manasotakey.com	
23 BONNIE LITZEL	475-3333	bonnie.litzel@manasotakey.com	
24 DON WADDELL	473-771	don.waddell@manasotakey.com	
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Manasota Key Community Planning Attendees May 5, 2004

Name	Phone	Email	Address
1 MIKE McLEAN	473-7710	TDUMAS@COMCAST.NET	
2 JACK HANDS	474-1910	jack.hands@manasotakey.com	
3 JOHN DUGAN	473-3515	JOHN.DUGAN@MANASOTAKEY.COM	
4 Pat Musto	473-4832	pimusto@att.net	
5 KIM MURRAY	475-8945		
6 Dave	475-8945		
7 Betty Paine	475-8101	betty.paine@manasotakey.com	
8 Melissa J. Cavale	764-4392	melissa.cavale@charlottefl.com	
9 Judy Noel	473-1826	judy.noel@manasotakey.com	
10 David McLean	460-2701	dmcl@manasotakey.com	
11 Frank Chappell	475-1826	frank.chappell@manasotakey.com	
12 Patrick Tremo	473-3371	chemquiel@aol.com	
13 Wayne Long	474-8697		
14 Betty Paine	475-8101	betty.paine@manasotakey.com	
15 Betty McCallum	460-9610	BETSUM@GLS3C.COM	
16 BT GALBRAITH	475-5997	BIGALB@HOTMAIL.COM	
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Manasota Key Community Planning Attendees July 21, 2004

Name	Phone	Email	Address
1 Wayne Long	474-8697		
2 Betty Paine	460-9610		
3 BT GALBRAITH	475-5997	BIGALB@HOTMAIL.COM	
4 Frank Chappell	475-1826		
5 Pat Musto	473-4832		
6 KIM MURRAY	475-8945		
7 DAVID MURRAY	475-8945		
8 MARK LINDA	475-8671		
9 JIM TROM	473-3371		
10 BT GALBRAITH	475-5997	BIGALB@HOTMAIL.COM	
11 Carol Tucker	474-5814	tucker@manasotakey.com	
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appendix "g": additional information

newspaper articles



HERALD-TRIBUNE

THURSDAY, DECEMBER 9, 2003

GOVERNMENT

TODAY Charlotte County Board of County Commissioners Regular meeting , 9 a.m. in Room 119, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230. Venice City Council meeting , 1:30 p.m. in Council Chambers, City Hall, 401 W. Venice Ave., Venice, 486-2626.	ty Planning Meeting , 10:30 a.m. at Englewood Beach Villas Clubhouse, Beach Road at Gulf Blvd., Englewood, 475-5867. Venice Airport Advisory Board meeting , 1 p.m. in Council Chambers, City Hall, 401 W. Venice Ave., Venice, 486-2626. Venice Accessibility Advisory Committee meeting , 7 p.m. in Council Chambers, City Hall, 401 W. Venice Ave., Venice, 486-2626.	Advisory Committee meeting , 9:30 a.m. in Room 119, Building A, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230. Englewood Area Planning Advisory Board meeting , 9:30 a.m. in Lemon Bay Park, 570 Bay Park Blvd., Englewood, 473-9795 or 743-1956. Englewood Area Planning Advisory Board meeting , 9:30 a.m. at Lemon Bay Park, 570 Bay Park Blvd., Englewood, 473-9795.	Room 119, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230. Englewood Community Redevelopment Area Advisory Board meeting , 2 p.m. at Sarasota County's Waterfront Property at 57 Cherokee St., Englewood, 473-9795.
WEDNESDAY Charlotte County Board of Zoning Appeals meeting , 9 a.m. in Room 119, Building A, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230. Manasota Key Community Planning Meeting , 10:30 a.m. at Englewood Beach Villas Clubhouse, Beach Road at Gulf Blvd., Englewood, 475-5867.	THURSDAY Charlotte County Airport Authority meeting , 9 a.m. in Building 118 (next to terminal), Charlotte County Airport, Punta Gorda, 639-1101. Charlotte County Marine Advisory Committee meeting , 2 p.m. in Room 119, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230.	FRIDAY Punta Gorda Development Review Committee meeting , 9 a.m. in City Hall, 326 W. Marion Ave., Punta Gorda, 875-3369. Lemon Bay League Public Workshop (Preserving Health of Lemon Bay and Tributaries) , 9 a.m. at Lemon Bay Park, 570 Bay Park Blvd., Englewood, 861-0660.	

WEDNESDAY, DECEMBER 10, 2003

HERALD-TRIBUNE

GOVERNMENT

TODAY Charlotte County Board of Zoning Appeals meeting , 9 a.m. in Room 119, Building A, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230.	Manasota Key community planning meeting , 10:30 a.m. at Englewood Beach Villas Clubhouse, Beach Road at Gulf Blvd., Englewood, 475-5867.	Venice Airport Advisory Board meeting , 1 p.m. in Council Chambers, City Hall, 401 W. Venice Ave., Venice, 486-2626.	Venice Accessibility Advisory Committee meeting , 7 p.m. in Council Chambers, City Hall, 401 W. Venice Ave., Venice, 486-2626.
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THURSDAY, DECEMBER 11, 2003

HERALD-TRIBUNE

Charlotte to aid Manasota Key plan

By DARLA MCFARLAND
darla.mcfarland@heraldtribune.com

ENGLEWOOD — Charlotte County has agreed to spend up to \$50,000 to hire a private consultant to help residents develop a community plan for Manasota Key.

"It's very good news for us," said B.J. Galbraith, chairman of the Manasota Key Community Plan steering committee. "We simply do not have the experience and expertise on our own to develop a document that would meet the standards of the Board of County Commissioners."

A community plan is an official document that would guide Charlotte County's development decisions on the island. In general, community plans govern standards for building heights and set backs, architectural guidelines, green space, lights and signage, and they help control density.

The consultant will work and seek community input to develop the plan. Charlotte County budgets \$50,000 annually to pay for such work. County planner Jorge Perez-Gutierrez said the Manasota Key plan has been accepted as this year's project.

The steering committee met Wednesday to discuss the selection of a consultant and to formalize its membership. Galbraith was elected as chairman. Betty Sue Carroll will serve as secretary.

Ten other people volunteered to serve on the committee. The group is seeking two or three other members to ensure broad representation from the community.

Committee members must be full-time, non-seasonal residents or employees on Manasota Key. The group meets on the second and fourth Wednesday of each month. Because of the Christmas holiday, the next meeting will be at 10:30 a.m. Jan. 14 in the Englewood Beach Villas clubhouse at Beach Road and Gulf Boulevard.

Anyone interested should call Perez-Gutierrez, at (941) 623-1073.

"We want to have a well-rounded committee but there will also be opportunities throughout the planning process for community input," said committee member Wayne Largent. "There should be ample opportunity for people to share their opinions."

Reviewing the draft proposal for a consultant, the group asked county staff to add recreational water use and beach access to the scope of the plan. They also emphasized the need to move quickly.

"We are working on a definite deadline here," said Galbraith. "We want this ready to go before (County Commissioner) Mac Horton leaves office" after the November 2004 elections.

The committee set a deadline of Oct. 1, 2004, to complete the plan. A consultant could be selected by February, said Perez-Gutierrez.

HERALD-TRIBUNE

TUESDAY, JANUARY 13, 2004

GOVERNMENT

TODAY Charlotte County Board of County Commissioners regular meeting , 9 a.m. in Room 119, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230. Englewood Area Planning Advisory Board meeting , 9:30 a.m. in Lemon Bay Park, 570 Bay Park Blvd., Englewood, 473-9795 or 743-1956. Englewood Area Planning Advisory Board meeting , 9:30 a.m. at Lemon Bay Park, 570 Bay Park Blvd., Englewood, 473-9795.	WEDNESDAY Charlotte County Board of Zoning Appeals meeting , 9 a.m. in Room 119, Building A, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230. Manasota Key Community Planning Meeting , 10:30 a.m. at Englewood Beach Villas Clubhouse, Beach Road at Gulf Blvd., Englewood, 475-5867.	THURSDAY Venice Historical Commission meeting , 9 a.m. in Council Chambers, City Hall, 401 W. Venice Ave., Venice, 486-2626. Charlotte County Agriculture and Natural Resources Advisory Committee meeting , 9 a.m. in Room 119, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230. Charlotte County Airport Authority meeting , 9 a.m. in Building 118 (next to terminal), Charlotte County Airport, Punta Gorda, 639-1101.	MPD Transportation Disadvantaged Coordinating Board Advisory Committee meeting , 10 a.m. in Training Center, 6300 Wilson Airport Road, Punta Gorda, 639-1101. Charlotte County Development Review Committee meeting , 9 p.m. in Room 119, Building A, Murdock Administration Center, 18500 Murdock Circle, Murdock, 743-1230.
FRIDAY Punta Gorda Development Review Committee meeting , 9 a.m. in City Hall, 326 W. Marion Ave., Punta Gorda, 875-3369. Lemon Bay League Public Workshop (Preserving Health of Lemon Bay and Tributaries) , 9 a.m. at Lemon Bay Park, 570 Bay Park Blvd., Englewood, 861-0660.			



Englewood

HERALD-TRIBUNE / FRIDAY, JANUARY 23, 2004

Traffic circle plans at issue

A proposal to build a roundabout on Manasota Key draws a mixed reaction from residents.

By DARLA MOFARLAND
darla.mofarland@heraldtribune.com

ENGLEWOOD — Manasota Key residents reacted with skepticism Wednesday for a Charlotte County plan for a traffic circle intended to slow traffic and provide safer pedestrian crossings at the west end of Beach Road.

Several people cited the failure of traffic circles in other parts of the country and questioned the need for any changes at the intersection of Beach Road and Gulf Boulevard.

"I've never been on a traffic circle that works," said resident Terri Wilkozek. "There must be a better solution."

Mark Leppa owns Calico Jack's lounge, which would be on the east edge of the proposed circle. He suggested that speed bumps and stop signs would be adequate to address speeding concerns.

"I am against this county spending a lot of money they don't need to spend on a problem that doesn't exist," Leppa said.

The traffic circle, or round-

about, is designed with one lane. Cars entering the circle would yield to traffic within. The design includes triangular islands on each approach that would serve as a buffer for pedestrian crossings.

"We looked at other options, like stop signs and signal lights. The roundabout is the best option for traffic flow and safety," said Tom O'Kane, Charlotte County public works director.

The circle will be constructed along with a series of sidewalks running the length of the beach complex and stretching east to the Tom Adams



PLEASE SEE CIRCLE ON 2B

2B HERALD-TRIBUNE

Manasota Key traffic circle plan draws mixed reaction

CIRCLE FROM 1B

Bridge. The estimated cost is \$1.2 million for the whole project, including drainage improvements and lighting. The money comes from the 1 percent sales tax approved in 1999.

"Construction is expected to begin in May and last about 10 months."

O'Kane pointed to a recently constructed roundabout on Amelia Island in Nassau County, north of Jacksonville, as an example of a successful traffic circle. He said the Manasota circle would be almost identical to that project.

"Like Manasota, the Amelia roundabout sits at a T-junction,

of two roads with a public beach area on the far side. The intersection previously had a traffic light that was replaced with the circle in 2001, a Nassau County official said.

Slater's Seaside Grill sits opposite the beach on Amelia Island. Holly Allain, the restaurant's marketing director, said the circle raised a good deal of controversy when first proposed. Now, she says, people are getting used to it.

"I think it definitely is slowing traffic down because people don't know how to use the darn thing," Allain said. "We kind of joke about it because you get people that just dead stop."

However, she said, pedestri-

an crossing to the beach is much simpler and the look of the intersection is greatly improved.

"It does have a much better appearance than what we had before and I think as our island grows, it will be a real benefit," Allain said.

Proponents of the Manasota traffic circle hold the same hopes. BJ Galbraith, president of the South Manasota Key Association, said the roundabout will help create "an attractive destination for visitors and tourists."

The association hosted Wednesday night's informational meeting for residents. Galbraith said she hoped residents would come to see the positive side of the project.

"What we have now does nothing to enhance the beauty of the beach area or the island," she said. "After the project is done, we think people will think of it as a real asset to our community."

Several residents on Wednesday said they had no previous information on the roundabout and wondered why more public input was not sought. County officials held several meetings with the island's Municipal Service Taxing Unit over the past few years, all open to the public.

Residents, though, thought they should have been contacted more directly.

"The taxpayers are footing

FRIDAY, JANUARY 23, 2004

FRIDA

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Sun and weekly Herald

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01/29/04

Key group to seek public input

ENGLEWOOD -- Charlotte County officials asked the South Manasota Key Steering Committee Wednesday to hold three public meetings to gather additional input for the group's developing Community Plan.

Steering Committee member B. J. Galbraith said the committee originally planned to work with the consultants, Kimley-Horn, then present their findings to the residents.

Charlotte County Planner Jorge Perez said the meetings are typical when developing a community plan. He said the meetings would be conducted by the consultants and likely held in February.

"We want to make sure that we cover the entire area, and not only those who attend the meetings," Perez said.

Perez added that Kimley-Horn would likely schedule the meetings for a weekday, weeknight and weekend, to maximize public turnout.

Each meeting will run about two hours, he said, and provide a forum for citizens to possibly add to the plan or voice their concerns. A specific time and location are not yet known.

The steering committee also voted Wednesday to limit its number to 12 members, while not placing a limit on its sub-committee representatives.

"We had so many good people apply with such varied backgrounds that we decided to stay with the sub-committee zoning and put them fast to work," Galbraith said.

The sub-committees include development, real estate, fire protection, zoning, environment, business, water quality and Lemon Bay.

You can e-mail Gavin Off at goff@sun-herald.com.

By GAVIN OFF

<http://www.sun-herald.com/NewsArchive2/012904/ew4.htm?date=012904&story=ew4.htm>

1/29/2004



Englewood

Discussion of 'Passion of the Christ' draws crowd of hundreds
Page 3B

INSIDE TODAY

2 former wrestlers hold high school's attention
Page 4B



HERALD-TRIBUNE THURSDAY, MARCH 11, 2004

Manasota Key plan taking shape

The formal community plan will be the subject of two public meetings set for this weekend.

By DARLA McFARLAND

ENGLEWOOD — The development of Manasota Key, from housing density to beach access, is taking shape under a citizen committee drafting a formal community plan with very real implications for the island.

Anyone with an interest, opinion or idea for the island's future can add a voice to the discussion in two public forums scheduled for this weekend.

"When we have gone through the community plan process in other communities, we always end up with people at the end who say they never had a chance to give their input," said Jorge Perez, a Charlotte County planner.

"This forum is that opportunity."

The two sessions are scheduled for Friday, 6 to 8 p.m., and Saturday, 9 to 11 a.m., at the Tringali Recreation Center.

Another public session will be scheduled for late summer, as the plan nears completion. The forum will present a series of central issues identified by the planning committee. Those include building height limits, zoning and density, architectural standards, signs, parking, and property setbacks and green space.

Forum participants will be able to review the committee's initial recommendations on each issue, ask questions, and participate in discussions.

The most controversial proposal is an attempt to reduce zoning density for multifamily residential areas. The committee voted Wednesday to include language in the plan asking the county to "down-zone" properties by one grade, changing zoning with a 5-unit density to 12 units, a 12-unit to 10, and so on.

Committee Chairwoman Biff

PLEASE SEE PLAN ON 3D

Manasota Key Forum

What: Public comment on future development of the island.
When: 6 to 8 p.m. Friday and 9 to 11 a.m. Saturday.
Where: Tringali Recreation Center, 3460 McCall Road, Englewood, 34905.
Cost: Free.

Manasota Key forum a chance for public input

PLAN FROM 1D

Callan cautioned the committee about over-reaching its goals.

"We have to be very careful that we don't over-reach, that we don't blatantly reduce the potential of people's property," she said.

The discussions could have a dramatic impact on the future look of the island, particularly on the size of condominium developments.

County regulations already

limit building height to 35 feet above the flood line established by the Federal Emergency Management Agency. That level is currently about 17 feet above the water level.

The committee is formulating a set of more stringent restrictions. Its members propose to cap building height at 52 feet, regardless of future increases in FEMA flood heights. The limit would include any rooftop decks, decorative ornaments, mechanical equipment,

stairwells and elevator shafts. Some recent developments have been granted variances for those rooftop elements to exceed the 35-foot restriction.

The committee also proposes allowing only two floors of residential living space. There are no restrictions on the number of floors.

Other proposals include requiring 10 feet of green-space buffer at side property lines, with no intrusion by parking lots, swimming pools, tennis courts or other amenities.

The group's proposals will be refined over the next few months, reflecting public opinion and the work of private consultants hired to draft the plan. The final document will go before the county commission for approval. If adopted, the plan would serve as a formal development guide for the county.

The committee aims to submit the document before Charlotte County Commissioner Mac Horton leaves office in November.

Public input sought for Key's plan

By GAVIN OFF

Key West

ENGLEWOOD — To help garner public input, South Manasota Key Association's Steering Committee will hold a public consultation Friday and Saturday to outline the ideas developing community plan.

Steering Committee members will join Charlotte County officials and representatives from Kinley-Horn and Associates, the project's consultants, in breaking down the plan, which will be the blueprint for controlling growth on the island.

The workshops are established at the Joseph A. Tringali Recreation Center in Englewood. The first will run from 6 p.m. to 8 p.m. Friday; the second from 9 a.m. to 11 a.m. Saturday.

A third is scheduled for the summer.

"We're trying to get public input," said Sue Thompson of Kinley-Horn, "and also have them talk about the stresses and pressures facing the key."

The workshops will begin with a presentation of the progress the Steering Committee has made throughout the months of its last meeting.

Officials will discuss building height limits, zoning density, architectural standards, signage, parking requirements, and setbacks, among other island issues.

For example, the committee is recommending that all residential single-family homes be limited to two stories or 43 feet in height above the average high-water line. The height includes rooftop and mechanical equipment, like chimneys and elevator shafts.

The community plan is also recommending limiting residential multi-family buildings to two stories or 32 feet above the average high-water line.

"I think we all agree that we want to get the density down," said consumer justice lawyer

McCallum.

After the presentation, the public will then break into groups to brainstorm their own ideas. The groups will then offer their ideas in numbers of the committee and Kinley-Horn.

ENGLEWOOD Community Central

HERALD-TRIBUNE

FRIDAY, MARCH 12, 2004

IT INFORMATION

PHONE: 460-2705 FAX: 474-9540
Please include your name and phone number. All information becomes the property of the Herald Tribune and may be reprinted in any medium.

TODAY

Charlotte County Community Development Public Hearings, 5 p.m. to 8:30 p.m. at Tringali Park Community Center, 3460 McCall Road, Englewood. Discussion on the creation of the Manasota Key Community Plan. 825-1075.

Civil War Mini Lecture Series, 2:30 p.m. at Elsie Quirk Public Library, 100 W. Dearborn St., Englewood. Program: "The North or Home Front II." Free. 475-2352.

Englewood Writers Guild of Englewood, 10 a.m. at the Englewood Art Center, 350 S. McCall Road, Englewood. 667-7255.

Starry Night Program, 7 p.m. at Lemon Bay Park, 570 Bay Park Rd., Englewood. Star gazing, fun about the constellations with Fresh Friday and Jo Smith, Park Volunteers. All ages, free. Charlotte County Parks and Recreation. 474-2088.

Paul Todd in Concert, 7 p.m. at St. Francis of Assisi Parish, 5295 Placida Road, Grove City, Charlotte County. \$10. 661-4899.

Free Blood Pressure Screenings, 9 to 11 a.m. at Mobile Gardens, 414 Cavetta Road, Englewood. 475-6571.

American With Disabilities Act Advisory Group of Charlotte County, 9 a.m. at Hearing Impaired Persons of Charlotte

County, 24801 Sandhill Blvd., Port Charlotte. 756-8233.

AARP Tax Assistance, 9 a.m. to 1 p.m. at Esau Quirk Public Library, 100 W. Dearborn St., Englewood. Free. 475-2352.

Mobile Beach Cleanup, 9 a.m. Fridays at Blind Pass Beach, Manasota Key Road, Englewood.

COMMUNITY CALENDAR

Volunteers needed. Clearing trails and broken paper trees. The Lemon Bay Conservancy. 475-0796.

Elementary Skits, 6:30 to 9 p.m. at Tringali Park Gym, 3460 S. McCall Road, Englewood. Elementary school kids. \$3 to skate. Food available. 473-1038.

Englewood Art Center Fine Art Show, 10 a.m. to 4 p.m. at the Tringali Park Community Center, 3460 McCall Road, Englewood. Juried fine art show. Applications available at the Englewood Art Center, 350 S. McCall Road. Local artists, demonstrations, refreshments. Free, open to public. 474-3545.

Fashion Show Luncheon, Noon at Veterans of Foreign Wars Post 10476, 3735 Cape Haze Drive, Rotonda West. Door prizes. \$8. Benefits the auxiliary's services to the child in the community. 661-2739 or 667-5476.

Life. \$10 includes food, beverages, games, contests, prizes and music. Public invited. RSVP: 697-6943 or 475-2585.

Charlotte County Community Development Public Hearings, 9 to 11 a.m. at Tringali Park Community Center, 3460 McCall Road, Englewood. Discussion on the creation of the Manasota Key Community Plan. 825-1075.



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4B HERALD-TRIBUNE

MONDAY, MARCH 15, 2004

Manasota Key building proposals gain support

By DANILA McFARLAND
danila.mcfarland@heraldtribune.com

ENGLEWOOD — Manasota Key residents struck an easy accord over their vision for the Charlotte County portion of the island's future during recent forums seeking input for a formal community plan.

Participants appeared unanimous in their desire to restrict building heights, control parking and establish an architectural committee to review proposed building plans on the key. The discussions supported precisely the recommendations of the steering committee that began work on the community plan this summer.

Under those proposals, building height would be limited to a maximum of 52 feet over the average high water line. The height would not fluctuate regardless of future alterations to the Federal Emergency Management Agency flood line.

Current codes allow a maximum height of 35 feet above the FEMA guideline, currently set at 17 feet. If the FEMA guideline increases, so does the Manasota Key height allowance.

Participants also agreed that the maximum height must include all rooftop elements, such

as elevator shafts, air conditioning equipment, decorative spires or decks. Some recently approved condominium developments were granted building variances for rooftop elements exceeding the height limit.

Islanders also agreed that they needed an avenue for community input into development decisions other than simply raising concerns at county meetings. The likely outcome will be a permanent architectural review committee.

"Something has to be done to give the residents of the Key as much input as the developers," said resident Rita Murray.

Sun Herald - 03/25/04

Page 1 of 2

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03/25/04

Community Plan moves ahead

ENGLEWOOD — South Manasota Key's Community Plan is slowly forging ahead, with Steering Committee members brainstorming future land-use ideas Wednesday.

"We started all the grunt work," said Charlotte County planner Jorge Perez.

The land-use issue, Perez said, was "rather substantial in size."

One concern committee members have involves developers buying three lots, each zoned for three units, and building a nine-unit condominium. Such a development is allowed under current codes.

The Steering Committee wants to eliminate that, possibly including a provision in the plan stating that developers could buy three neighboring lots, but must construct three separate buildings, each with its own setback and buffer zones.

While that might not decrease density, it would preserve the island's atmosphere.

Restrictions would also be imposed on building heights, the number of floors constructed and architectural design.

Several members said they like the look of the key's southern tip, near Stump Pass Beach State Park.

"I think it's very valuable that we keep all those duplex lots and single family lots," Perez said. "I think that looks like 'old Florida.'"

Some of the key has lost its "old Florida" look, in part because developers have built far more units than allowed.

Tamarind Gulf & Bay Condominiums, for example, consist of more than 140 units. The area is zoned for only 90.

Perez said it wasn't uncommon for older, large developments to slip past the

<http://www.sun-herald.com/NewsArchive2/032504/ew2.htm?date=032504&story=ew2.htm>

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county codes. But the Steering Committee said the Community Plan should include a rule stating that unconforming buildings must rebuild according to county codes if more than 51 percent is damaged in a disaster.

"I think it's a good opportunity to say if you are swept away, you need to conform," Perez said.

"You have a couple bad storms, and people don't want to be here anyway," said committee member B.J. Galberaith.

But the thought of telling developers they're not allowed to rebuild what they once had didn't sit well with everyone.

Some condominiums would be forced to displace dozens of people, most of whom were never warned about the potential problem.

"This could be a fire storm we're talking about here," said island resident Bill Dunson.

You can e-mail Gavin Off at goff@sun-herald.com.

By GAVIN OFF

Staff Writer

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3/29/2004



Manasota Key

Sunday Real Estate

HERALD-TRIBUNE / SUNDAY, APRIL 4, 2004



By DOROTHY STOCKBRIDGE-PRATT
dorothy.pratt@heraldtribune.com

MANASOTA KEY — Coastal oaks, red cedar and palms cover northern Manasota Key, providing privacy for homes on one-acre or larger sites.

The idyllic setting, along with the search for privacy and waterfront views, have pushed up prices on Manasota Key.

Today, bayfront properties are selling for \$1 million plus, while Gulf-front properties are going for more than \$2 million, according to Nelda Thompson, longtime resident and the busiest Realtor on the key. One of the largest vacant parcels left on the key, 12.7 acres listed by Nelda Thompson & Associates for \$7.5 million, just went under contract and has a back up offer.

Thompson says residents are proud of the quiet, laid-back ambience of the key, off Englewood north of Palm Island and Boca Grande. She says the

PLEASE SEE MANASOTA ON 161

'No hustle, no bustle'

Manasota Key is a quiet alternative to the region's busier barrier islands.

"Sarasota School" architects Ralph Twitchell and Paul Rudolph designed this house in the 1950s. It was rebuilt in 1992 and is now for sale at \$1,999,000.



The Knull House at 740 N. Manasota Key Road was the first house constructed on the north end of the key. Priced at \$2.45 million, most of the value now is in the land.

STAFF PHOTOS / PAUL HESTERSON / THE HERALD-TRIBUNE

MANASOTA FROM II

Sarasota County part of Manasota retains more charm because residents put in height and density controls in the 1970s. Its Manasota Key Conservation District limits heights and prohibits further subdividing of less than one acre. The Charlotte County part of the key has more commercial and multi-family development.

"We don't want to become another Casey Key or Siesta Key with tacky homes that dwarf their lots," Thompson said. "Today, it's more common to find people buying the older homes and remodeling them rather than tearing them

bles attached to screw augers that were driven deep into the earth. The interior of the house is cypress with built-in furniture. The home acted as a weekend retreat for the Knull family for many years. Now most of the asking price of \$2.45 million is in the property; more than 150 feet wide and stretching 525 feet from Gulf to Intracoastal Waterway.

"It would be a shame for someone to tear it down and replace it with a megalomane, but that is likely what will happen," Thompson said.

Annette Ayers, who has listed and sold many of the most expensive homes on Casey Key through Michael Saunders & Company, says that Manasota Key can offer real value on the beach.

"My \$2,295,000 listing would cost double on Casey," she said. "It's a beautiful lot with beach views and a house elevated on pilings over a 1950 house that's now a guest apartment." It's at 7440 Manasota Key Road.

She says that some people prefer Casey Key because it's closer to Sarasota's cultural events.

"But many people want the more remote feeling of Manasota and the privacy," Ayers said. "The island is wider so properties are deeper so boating is fabulous."

\$5 million listing

The most expensive listing on Manasota Key is \$5 million for two acres of Gulf to bay view near the gated north end of Manasota Key. Burr and Renee Smidt built the pavilion-style home in 1985. Smidt, who earned three Emmy nominations and an Oscar nomination, designed the retreat for himself and his director producer wife, who is now widowed.

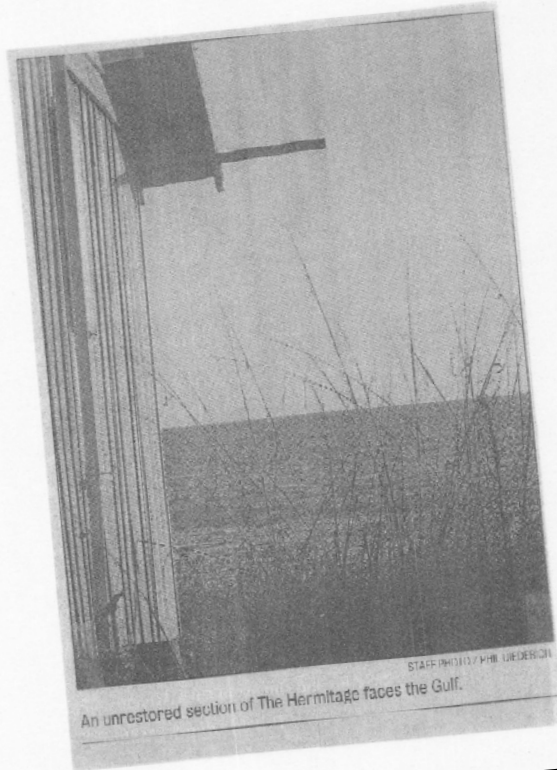
"It's the most luxurious



161 HERALD-TRIBUNE

Manasota Key a quiet alternative to busier barrier islands

SUNDAY, APRIL 4, 2004



An unrestored section of The Hermitage faces the Gulf.

Ball-style home in Florida," insists lister Tom Wagner of RE/MAX Properties. "I hired a landscaper and spent a week and a half there trimming hundreds of palms to open up the views."

The cedar home with cathedral ceilings and metal roof is built on 81 concrete pylons with rebar sunk 25 feet into the ground. Wagner says he's spending \$35,000 in such publications as Dupont Registry to snag a buyer who wants privacy and a waterfront property "large enough to park a seaplane behind the house."

Manasota Key has had its celebrity residents. Dan Rowan, co creator and host of the 1960s "Rowan & Martin's Laugh In" television show, and his wife, Joanna, moved there for the peace and quiet. Joanna later went into real estate and

recruited Thompson. Country singer Mel Tillis bought on Manasota Key in 1986 and then moved to Branson, Mo. Burr Smidt was well-known as a director, with such credits as "Around the World in 80 Days." Bobby Vinton, whose hits include "Blue Velvet," paid \$4.1 million in May 2003 for a Gulf-front home that Thompson had listed. Vinton used to own a home in Sarasota's Lido Shores.



Realtor and long-time Manasota Key resident Nelda Thompson at the beach in front of the Hermitage.

Natural appeal

Residents John and Maddy Gillis say the key is a nature lover's paradise, topped off with a boat a few steps from the door and a sunset with dinner. "We watch bobcats, foxes, manatee, porpoises, turtles and other creatures from our porches, docks and beaches," Maddy Gillis said.

They're moving to another house on the key and listing their home on an acre at 7805 Manasota Key Road for \$1.4 million through Buck Settles and Dalene Johnson of RE/MAX Properties. The home was completely remodeled in 1999. Windows and sliders open to decking around the

"Manasota Key is more natural and pristine than Casey. It's for people who don't want the hustle and bustle," said Lueanne Wood. She and Larry Kurtzo of Coldwell Banker in Venice are listing 7495 Manasota Key Road on Lemon Bay for \$1,225,000. "It's not a trophy home, but the 1.2-acre property is beautiful and there's a beach easement," Wood said.

Many residents have supported the restoration of the old cottages at the historic Hermitage for an artists' retreat. Painter Daphne Cummins of New York is now staying in the first restored cottage, while working and critiquing the program spearheaded by the Arts Council of Sarasota County. Three other buildings are be-

ing restored as another artist residence, a studio and workshop.

The charm of the key can be seen at the Manasota Beach Club, a 25-acre resort with cottages nestled among tropical foliage. The club attracts many repeat guests for the fine dining (outdoors at lunch), tennis, boating, shelling, croquet and nature trails. It's a favorite spot of Thompson and her associate, Joann Schilp, to take pros-

Other listings of note

Schilp has a \$2.1 listing at 7790 Manasota Key Road that offers a Gulf view from every room on the main level. Large porches are on both levels.

A Thompson listing at 775 North Manasota Key, at \$2.75 million, is an older five-bedroom home that has seen many additions over the years. The large heated pool is surrounded by a deck made of Ipe wood from Brazil. It also has a covered boat slip and dock built from the same wood.

Thompson also has listings of \$1,999,000 and \$2.25 million, both with full Gulf views and guest houses. The one just under \$2 million, at 8090 Manasota Key Road, was rebuilt in 1992 into a contemporary style.

"I tell people who are nervous about erosion that they shouldn't live on the Gulf. We have never lost a home to the Gulf for as long as I can remember, and I have lived on the key more than 25 years," Thompson said. "Sometimes the water

gets pretty close, but then before you know it, the sand suddenly comes back."

The Charlotte end

Developer Pete Page is enthusiastic about another part of Manasota Key: the Charlotte County portion, where multi-family development is allowed. He has four projects under way or in the pipeline that are replacing older buildings.

"The place I just tore down was so old and neglected that it was practically falling down," said Page, who heads Page Development. "My architect tried to get me to Manasota for years. You can't find a prettier place. It's absolutely gorgeous, but it needs new construction."

His Barefoot Beach on South Beach has nearly sold out its 14 units of 1,600 to 2,000 square feet. It will be complete in late November. A mile north, his six-unit Gulf Breeze project has only one unit available, at \$1.1 million. Boulder Pointe, where units are nearly 3,000 square feet, has five of 19 units available, at \$725,000 to \$1.3 million.

The Palms is being planned to keep up with demand. David Lipstein of Manasota Key Realty handles Page's sales. Page is emphatic about his opposition to efforts to decrease the number of units that can be built. "It's a pat on the back that people on the island have bought what I build," he said. "I build for people who can't afford the large one-acre places up the beach (on the Sarasota side)."



manasota Key

28 HERALD-TRIBUNE
TUESDAY, APRIL 13, 2004

GOVERNMENT
TODAY

Charlotte County Board of County Commissioners Regular meeting. 9 a.m. in Room 119, Murdock Administration Center, 18500 Murdock Circle, Murdock. 743-1944.

Charlotte County Land Use Petitions Board of County Commissioners meeting. 2 p.m. in Room 119, Murdock Administration Center, 18500 Murdock Circle, Murdock. 743-1944.

DeSoto County Board of County Commissioners Regular meeting. 9 a.m. in BCC meeting room, 201 East Oak Street, Arcadia. (853) 993-4100.

Venice City Council meeting. 1:30 p.m. in Council Chambers, City Hall, 401 W. Venice Ave., Venice. 486-2626.

Sarasota County Board of County Commissioners meeting. 9 a.m. in Administration Center, Commission Chamber, 1660 Ringling Blvd., Sarasota. 861-5727.

WEDNESDAY

Charlotte County Inpatient Health Care Advisory Board meeting. 8:30 a.m. at One Stop Center, 18500 Toledo Blvd., Port Charlotte. 855-6500.

Charlotte County Board of Zoning Appeals meeting. 9 a.m. in Room 119, Building A, Murdock Administration Center, 18500 Murdock Circle, Murdock. 743-1230.

Manasota Key Community Planning meeting. 10:30 a.m. at Englewood Beach Villas Clubhouse, Beach Road at Gulf Boulevard, Englewood. 475-5997.

Venice Airport Advisory Board meeting. 1 p.m. in Council Chambers, City Hall, 401 W. Venice Ave., Venice. 486-2626.

Sarasota County Board of County Commissioners meeting. 9 a.m. in Administration Center, Commission Chamber, 1660 Ringling Blvd., Sarasota. 861-5727.

Sarasota County Historical Commission meeting. 4:30 p.m. in History Center, 701 N. Tamiami Trail, Sarasota. 861-1482.

MONDAY, APRIL 19, 2004

28 HERALD-TRIBUNE

Car, dog stolen near Englewood Beach

STAFF REPORT

ENGLEWOOD — A San Diego woman left her 11-year-old Portuguese water dog in her rented car while she had lunch across from Englewood Beach on Sunday, and when she returned both the car and the dog were missing.

"Cassie," a 70-pound black and gray female with thyroid problems, needs multiple daily medications, said a tearful Linda Scharck.

The rented white Mitsubishi Lancer, Florida license tag T47FB, was stolen from a parking lot near the Lock & Key Restaurant at approximately 12:30 p.m.

A nearby shopkeeper described the thief as a white male in his 20s, roughly 6 feet tall and weighing 190 pounds, with spiked brown hair, said Scharck.

He was wearing jeans with a white stripe down the side and a white T-shirt, she said.

Anyone with information that might assist in the search is asked to call the Charlotte County Sheriff's Office, 475-9005 or 679-2101.

28 HERALD-TRIBUNE
WEDNESDAY, APRIL 28, 2004

GOVERNMENT
TODAY

Punta Gorda Code Enforcement Board meeting. 9 a.m. in City Hall, 326 W. Marion Ave., Punta Gorda. 675-3369.

Charlotte County Affordable Housing Advisory Committee meeting. 9 a.m. in Room 119, Murdock Administration Center, 18500 Murdock Circle, Murdock. 855-6500.

South Gulf Cove Advisory Committee meeting. 10 a.m. in Room 536, Murdock Administration Center, 18500 Murdock Circle, Murdock. 743-1949.

Punta Gorda Planning Commission meeting. 9 p.m. in City Council Chambers, 326 W. Marion Ave., Punta Gorda. 675-3369.

Charlotte County Charter Review Committee - Administration Staff Committee meeting. 4 p.m. in Room 536, Administration Conference Room, Murdock Administration Center, 18500 Murdock Circle, Murdock. 643-1866.

Enterprise Charlotte Board meeting. 4:30 p.m. in Second Floor Conference Room, SunTrust Bank Building, 18501 Murdock Circle, Murdock. 827-3023.

Charlotte County Environmental Lands Acquisition Advisory Council meeting. 6 p.m. in Room 119, Murdock Administration Center, 18500 Murdock Circle, Murdock. 743-1949.

Manasota Key Community Planning meeting. 10:30 a.m. at Englewood Beach Villas Clubhouse, Beach Road at Gulf Blvd., Englewood. 475-5997.

Sarasota Board of County Commissioners meeting. 9 a.m. at Sarasota County Administration Center, Commission Chamber, 1660 Ringling Blvd., Sarasota. (941) 861-5727.



DON MOORE: VETERANS, PAGE 2
Admiral says troops in Iraq should make us all proud
 THURSDAY, APRIL 29, 2004

THE ENGLEWOOD SUN
OUR TOWN

Thursday, April 29, 2004 / The Sun
 www.sun-herald.com Our Town Page 3

Manasota Key panel approves new codes
 By GAVIN OFF
 STAFF WRITER

ENGLEWOOD — South Manasota Key's Community Plan is taking form. The key's Steering Committee approved several zoning and safety codes Wednesday that will be added to the plan, which will likely head to Charlotte County commissioners in October. Previously, the topics had only been discussed.

★ CODES
 From page 1

Restrictions on building height and density topped the list. The committee voted to limit multi-family buildings to 52 feet above the Average High Water Line. Single-family buildings were limited to 43 feet. The committee also limited buildings to three stories in height.

"I think most of us would want two stories, but I don't think that's practical," said committee member Betsy McCallum. The committee also voted to reduce the density of RMF 15 (multi-family buildings allowing 15 units per acre) to RMF 12; RMF 12 to RMF 10 and RMF 10 to RMF 8. While most of Wednesday's votes were unanimous, those passed 7-2, 6-3 and 6-3, respectively. "I think it ought to be left out completely," said committee member Tom Dignam, who added the commissioners were unlikely to accept the reduced densities. Setbacks will be 30 feet for front yards and 10 feet for side yards. Residents must use them exclusively for green space, meaning no pools, parking lots, tennis courts or structures of any kind can be located on them. Efficiencies and one-bedroom units must have 1.5 parking spaces, while dwellings with two or more bedrooms must have two parking spaces per unit. "We want to make sure everything we've committed to is agreed on by the committee," said member B.J. Galberaith. Other items voted on included:

- Creating an Architectural Review Board to review permits going before the county.
- Allowing only Manasota Key residents, business owners and employees onto the island after storms that cause street flooding. Identification is also required.
- Requiring new multi-family buildings farther than 200 feet from an existing fire hydrant to include fire hydrants as a part of the development program.
- Requiring new single-family residences to be within 400 feet of an existing hydrant. If the building is not within 400 feet of an existing hydrant, the builder must provide one at that location.

You can e-mail Gavin Off at goff@sun-herald.com.

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04/30/04
Hermitage work continues

ENGLEWOOD — Tom Dignam drove his tractor from his home along Beach Road to The Hermitage complex on Manasota Key Thursday morning. It's not the first time he's made that trip. He spent several hours pushing dirt with his big machine and had help from Sarasota County staff and Richard Davis, who's been working on the site since October. "This is what I do to keep busy," Dignam said. "I'm here at least two hours every day and Rich (Davis) puts in about 30 hours a week helping out. I do odd stuff." Some folks know Tom and his wife Annette as Hermitage benefactors who have worked hard over the years to preserve the historic landmark whose main house was built in 1907 with lumber sawn at the mill owned by Carl Johanson. The Hermitage is being utilized as an artists retreat. But Tom's also been putting in sweat equity in addition to fund-raising activities. The current artist in residence at The Hermitage is Douglas Langworthy, 45, of New York City, who is a translator. His epic work is translating the original "Faust" from 16th century colloquial German into English. Dignam reported that Langworthy has completed the first half of his work and is making progress on the second portion. The translator works in the open air for several hours each day before taking a break from the intense work. Davis retired from AT&T in New Jersey a few years ago and worked at a historical war site there before he came to live in Florida 18 months ago. "I came down here with a little knowledge, basically bought a 'handyman special' house and when I was done with that, I started looking around for something to do," Davis said. "I heard of the Sarasota (County) Arts Council, and asked them if they needed any help. I've been here ever since. There's a lot of stuff popping up that needs work."

<http://www.sun-herald.com/NewsArchive2/043004/ew1.htm?date=043004&story=cw1.htm> 4/30/2004

Sun Herald - 04/30/04 Page 2 of 2

Ken Baier of McAllister General Contractors has headed up the workforce at the Hermitage site for the last 18 months. In the pump house, he'll add a Murphy bed onto a wall, along with a couch and table, small refrigerator and maybe a microwave. The structure will have a bathroom with a shower and a toilet, as well as an original fixture corner sink that is all cleaned up except the drain, which appears to be "vintage." The building can house up to two people at a time. Baier's biggest challenge is making the Hermitage buildings livable by using vintage or original materials and fixtures — or something that looks as if it were. Door knobs, handles and hinges present special problems, said Baier, who spends a lot of time chasing down materials to make things look just right and conform to old photographs of the homestead. Renovations on four of the complex's five buildings are expected to be completed in May. More than \$700,000 in grants has been raised for the overall refurbishment. Monika Teal from Asheville, N.C., is coming to Englewood soon and will be at the Hermitage for five weeks. She's an oil painter who does representational work with a lot of symbolism, according to Bruce Rodgers, acting executive director of the Hermitage. "There are three bedrooms in the Hermitage House and we'll eventually have five artists at a time in the complex," Rodgers said. "This is the first time we have two people staying there; Doug will be here a few more weeks. The idea is for the artists to work in solitude but also to live within a creative community." "We're currently not charging the artists anything. They're on their own, but we're not feeding or transporting them," Rodgers said. "We'd rather have the place occupied now than leave it vacant, and we also want to see how everything works with people there who give us good feedback." Visiting artists in residence will be asked on a voluntary basis to pay \$500 per week when The Hermitage is in full swing, but no one will be shut out if they are unable to pay. You can e-mail Grace Gilbert at ggilbert@sun-herald.com.

By GRACE GILBERT
 Staff Writer

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Charlotte Olde Eng backs home-ba

HERALD-TRIBUNE / THURSDAY, MAY 6, 2004

MANASOTA KEY

Plan: It's residential or nothing

By DARLA MCFARLAND
darla.mcfarland@heraldtribune.com

ENGLEWOOD — A committee charged with shaping the future of a part of Manasota Key made its preferences known Wednesday. Residential is good, and nearly everything else is not.

The proposals taking shape for the Manasota Key community plan would block almost every conceivable use, except residential, from future development on the island.

The steering committee for the Charlotte County portion of Manasota Key reviewed proposed changes to allowable uses in single-family and multifamily residential zoning districts.

The changes would eliminate churches, schools, group homes, nursing homes and home-based child-care centers as allowable uses.

The proposed development changes would eliminate future churches, schools, group homes, nursing homes and child-care centers.

A steering committee is working with Charlotte County planning officials and a private consulting firm to develop a formal community plan for part of Manasota Key.

PLEASE SEE KEY ON 2B

THURSDAY, MAY 6, 2004

Proposal would block most development

KEY FROM 1D

in those districts. It would also bar construction of any metal building for storage sheds or car ports.

The committee kept allowances for home-based businesses operated from a residence with no traffic or noise impact. Guest houses, greenhouses, tennis courts and swimming pools also survived as accessory uses.

Private beach clubs could be added as an allowable use not currently specified in county codes. The facilities provide a benefit by removing parking and access pressure on public beaches, some committee members said.

The committee will consider proposed uses in the island's commercial/tourist zoning districts at its meeting May 19. A sub-committee draft distributed Wednesday would determine allowable commercial activity on the island, eliminating nearly everything but restaurants and retail shops.

On the chopping block are hotels, motels, marinas, convenience stores, professional offices, churches, florists, laundries and bars not connected to restaurants. Existing businesses would not be affected by the new rules.

Some of the commercial uses may make it back into the plan once the full committee reviews the proposal, said Charlotte County planner Jorge Perez.

"They have the opinion of the subcommittee. Now they have to go back and consider what infrastructure they need to serve the island residents and the general public that uses the beach," Perez said.

The steering committee is working with county planning officials and a private consulting firm to develop a formal community plan. The final document is expected to go to the Charlotte County Commission for approval before October. If adopted, it would serve as a formal development guide for county permitting officials.

Along with allowable uses, the community plan will include proposed building height restrictions, architectural standards, parking requirements, property setbacks, public safety measures and conservation recommendations. The tenor of the plan, so far, seeks to limit density and preserve the island's rustic feel.

One controversial proposal aims to reduce island density by "down-zoning" or rezoning certain residential multifamily districts to a lower density category. The committee is seeking to down-zone tracts that currently permit 15, 12 and 10 units per acre to 12, 10 and eight units.

The measure could prove difficult to implement if property owners won't voluntarily surrender development rights. If zoning is changed without consent, the owners could demand compensation or sue the county for loss of property value.

Commissioner Adam Cummings toured the island with committee members last month. He said down-zoning sounds like a good way to control density, if the costs are reasonable.

"I don't think the committee is overreaching in terms of its vision. We just have to look realistically at what the costs might be to achieve those goals," Cummings said.

The zoning proposals would not take effect immediately at the adoption of the community plan. Any change to zoning would go through a formal public hearing process.

EDITORIAL: VIEWPOINT, PAGE 8

Those on probation escaped tougher scrutiny by lawmakers

THE ENGLEWOOD SUN

THURSDAY, MAY 6, 2004

OUR TOWN

Island plan moving forward

By GAVIN OFF
STAFF WRITER

ENGLEWOOD — South Manasota Key could become Charlotte County's only community with a noise ordinance, a topic that's being discussed by the area's Steering Committee.

The idea surfaced last month, when the Steering Committee started brainstorming ideas on how the ordinance could be implemented. Topics included how and what noises would be measured and how the code would be enforced.

No decisions have been made. "I think the plan is flowing nicely," said Jorge Perez, county planner. "There are so many brains working on it together, and it isn't a controversial group."

Nearly two dozen committee and sub-committee members attend the bimonthly meetings. They hope to have a draft finalized by the end of May. A summer workshop is also scheduled.

"They made a significant investment," Perez said. "And now we're starting to see some results on paper."

Last month, the committee voted on issues concerning height, density and buffers, among other requirements. All help govern growth and development on the island, while preserving the key's atmosphere.

"There's a lot of work to be done," Perez said, "but we're working on a lot of different fronts."

The next meeting is 10:30 a.m. May 19 at Englewood Beach Villas, off North Beach Road.



Key panel keys on flexibility

By GAVIN OFF
STAFF WRITER

ENGLEWOOD — Reviewing a draft of the design guidelines, South Manasota Key Association's Steering Committee picked away at specifics Wednesday, often rewording an ordinance to give more control to a future Design Review Committee.

The Steering Committee, piecing together the island's Community Plan, went line-by-line through the guidelines, hoping to complete a full draft of the plan by June.

The 33-page draft of the design guidelines, which details everything from roofs and lighting to fences and building facades, was put together by the firm Kimley-Horn and Associates.

It will ensure the preservation and enhancement of the "Manasota Key community character, quality of life and sustainability."

Steering Committee members changed little of the draft, but often crossed out the word "shall" and replaced it with

See PANEL, page 5

COMMUNITY PLANNING: PAGE 4
Grove City talks about plan

THURSDAY, MAY 20, 2004

THE ENGLEWOOD SUN

OUR TOWN

★ PANEL

From page 1

"should."

This, members said, would be less ironclad, and give the review committee more power to decide what's best for the island.

"We think a more subjective approach would be better," said Bill Waddill of Kimley-

Horn.

Specific aspects of the guidelines include:

- Facades shall be improved and constructed by masonry, stucco, wood or selected materials meant to resemble these items;

- Windows shall encompass a minimum of 35 percent of the building's total front facade;

- Exterior walls shall be

designed not to appear as continuous planes with no architectural relief;

- Trim shall be required around all wall openings, including but not limited to windows, doors, balconies and alcoves.

Such guidelines will act as a reference tool for the review committee, so it can "consistently review proposed construction projects while allow-

ing for design flexibility."

The design guidelines will oversee both new construction and restoration projects. "This is a first draft," Waddill said, "and we need to tighten up some things."

The next Steering Committee meeting is scheduled for 10 a.m. June 2, at the Englewood Beach Villas.

You can e-mail Gavin Off at goff@sun-herald.com



Charlotte

Fla. improves on most child-welfare issues but still ranks 34th in U.S.

Page 3B

B

HERALD-TRIBUNE / THURSDAY, JUNE 3, 2004

Manasota Key plan eases ban on commercial use

By DARLA McFARLAND
darla.mcfarland@heraldtribune.com

ENGLEWOOD — The Manasota Key community plan committee Wednesday backed off restrictions that would have banned almost every category of commercial use on the island.

Hotels and motels, convenience stores, private clubs, emergency service facilities and real estate offices are back among the permitted uses in commercially zoned areas. Those uses had been on

the chopping block along with churches, bars, marinas, drug stores, salons, laundries and other businesses that the community plan would have blocked.

"We felt we had been a little too restrictive," said committee member Betsy McCalum.

"We want the island to be a little more self-sufficient and reduce the number of trips people have to make off the island."

PLEASE SEE KEY ON 2B

2B HERALD-TRIBUNE c

Manasota Key plan eases off some restrictions

KEY FROM 1B

At its meeting Wednesday, the committee voted to finalize changes to the commercial-tourist zoning ordinance. Zoning issues will be included in a formal community plan meant to govern future development in the Charlotte County portion of the key. The final plan must be approved by the County Commission. If accepted, it will be a formal development document.

The committee expects to complete final details of the draft document at its June 16 meeting. A public forum to review the plan will be scheduled for July.

Committee meetings are held the first and third Wednesdays of each month. All meetings are open to the public. Meeting minutes and draft documents are available on the county Web site at www.charlottecountyfl.com.

Click the link to Advisory Committee Pages and find the South Manasota Key Steering Committee page.

The committee is still working out details on a new noise ordinance that could address motorcycles, music and dogs. A draft ordinance setting acceptable decibel levels will be discussed June 16.

The plan may also propose changes to the county sea turtle protection ordinance. In general, it would alter the language from "prevent" light hitting the beach to "control" light sources.

"This is essentially meant to address our concerns about public safety and make a sufficient compromise with turtle protection," said committee member Wayne Largent.

County staff will review the proposed turtle ordinance changes and come back with a recommendation at the committee's next meeting.



Englewood

B HERALD-TRIBUNE / THURSDAY, JUNE 10, 2004

News Updates

Volunteers sought for review board

ENGLEWOOD — Anticipating the approval of a formal community plan this fall, the Manasota Key Steering Committee is seeking volunteers for a proposed architectural review board for the Charlotte County portion of the island.

The plan calls for a set of design and landscaping guidelines to apply to that part of Manasota Key and Sandpiper Key. A review board would examine building plans for all new construction to determine compliance.

Volunteers must be full-time residents of Manasota Key. Board members will serve one- to three-year terms.

Anyone interested should send a letter and resume to the Manasota Key Steering Committee, c/o BJ Galberaith, 185 Mockingbird Lane, Englewood, FL 34223.

The steering committee is in the final stages of drafting the community plan. Meetings are held at 10 a.m. on the first and third Wednesday of each month at the Englewood Beach Villas clubhouse at Beach Road and Gulf Boulevard.

THURSDAY, JUNE 3, 2004

THE ENGLEWOOD SUN

OUR TOWN

CRA proposed for the Key

By GAVIN OFF
STAFF WRITER

ENGLEWOOD — Manasota Key leaders debated Wednesday whether to form a special development district and proceed with plans to reduce the density of zoning on the key or to throw out the proposed zoning changes.

The island's developing Community Plan now calls for reducing the

density of what is called RMF 15 (multi-family buildings allowing 15 units per acre) to RMF 12; RMF 12 to RMF 10 and RMF 10 to RMF 8. In other words, fewer units would be allowed on each specified acre on Manasota Key in Charlotte County.

But Steering Committee member Betty Sue Carroll said Matt DeBoer, the chairman of the Charlotte County Commission, recently suggested that landowners might have to be com-

pensated for such reduced zoning. However, the owners would not need to be compensated if Manasota Key forms a Community Redevelopment Agency, a special district that governs development in a specific area, she said.

"He was not very encouraging about all this," said committee member Betsy McCallum.

According to a Florida statute, a community redevelopment area

means a "slum area, a blighted area ... or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout."

The Steering Committee agreed to determine the full buildout of the key to determine if it would pass as a CRA.

See CRA, page 5

Thursday, June 3, 2004/ The Sun

★ CRA

From page 1

Meanwhile, committee members voted to change the minimum sizes of new lots. The minimum sizes include 2,904 square feet for RMF 15; 3,630 square feet for RMF 12; 4,356 square feet for RMF 10

and 5,445 square feet for RMF 8.

The Steering Committee is scheduled to tackle the area's noise, sea turtle and signage ordinances at its next meeting, June 16.

Proposed changes to the sea turtle ordinance seek to ensure public safety while attempting to protect the turtles, commit-

tee member Wayne Largent said.

"This is an attempt to bring reasonable balance," he said. County environmental officials will review the proposed changes before the board votes on them.

You can e-mail Gavin Off at goff@sun-herald.com.

FROM PA

www.sun-herald.com E Our Town Page 5



OUR VIEW

Manasota Key Steering Committee a sign of the times

Counties are arbitrarily created, whole cities and municipalities are organic. That's an important point to remember when considering the plethora of special planning, lighting and sewer districts in the state. What they represent are organic efforts by citizens to obtain the services and develop aesthetic restrictions that are important to maintaining their communities.

Case in point is the work of the Steering Committee on Manasota Key. Its members, from the Charlotte half of the island, have tackled everything from the potential of sewers replacing septic systems to density issues.

Manasota Key is an island of both physical and psychic dimensions. It's just off the coast of Englewood, but the per-capita income on the island is far greater than that of Englewood.

In short, Manasota Key residents have special concerns, and are finding it efficacious to tackle those problems themselves. The Steering Committee has developed a density plan that would call for less homes per acre than presently allowed in the county. Residents are also seeking to come up with a tortoise lighting proposal that would satisfy both environmentalists and homeowners, who feel hard-pressed by restrictions on beach front lighting.

Like all of Englewood, Manasota Key lies across two counties. Residents of bicoounty areas don't have it twice as nice. Many in such communities feel that they are orphans of both counties. The potential of community planning groups to fill perceived gaps in government services makes them important entities of modern government.

Such committees represent a cheap and responsive means for communities to have a say in their own destiny, even as they avoid the expensive and cumbersome process of incorporation.

Our Town Page 12 C www.sun-herald.com

The Sun / Wednesday, June 16, 2004

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THE SUN

VIEWPOINT

Charlotte County is to be commended for endorsing such processes. The county has provided staff members, research, and other services to help the groups develop their plans.

Residents want to preserve the beauty of the island, which they worry would be lost if all who wish to build there are allowed to do so. It's too early to tell if their efforts would preserve the nature of the island or make the area an elitist enclave.

But their dedication to the sensible idea of communities mapping their own destinies is to be praised. The results of their endeavor should be closely watched, in order to further improve the process of community self-determination.

LOCALS BENEFIT: PAGE 5

Foundation awards grants to Englewood causes

THURSDAY, JUNE 17, 2004

THE ENGLEWOOD SUN

OUR TOWN

Manasota Key considers establishing a sign code

STAFF REPORT
ENGLEWOOD — The South Manasota Key Association's Steering Committee tweaked Charlotte Harbor's Community Redevelopment Agency's sign ordinance Wednesday, hoping to establish a similar code on the island.

signs, as well as off-premise signs, which are signs advertising products or services at a different location. Monument signs — wide signs not on poles, built like a monument — would be limited to 10 feet in height. Galberaith added all non-conforming signs would have until 2010 to conform.

The sign ordinance was discussed Wednesday, but no action was taken.

In other Steering Committee news, members are hoping to hold a sea turtle forum in the next two weeks for residents to air their opinions about Charlotte County's sea turtle ordinance. Time and place have yet to be scheduled. The committee's next meeting is 10 a.m. Wednesday at Englewood Beach Villas.



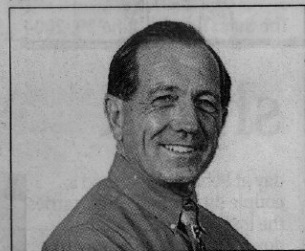
VIEWPOINT: PAGE 8

new digital system worthy of scrutiny?

TUESDAY, JUNE 29, 2004

THE ENGLEWOOD SUN

OUR TOWN



LANG CAPASSO

capasso@sun-herald.com

Reducing density is Key

High marks and strong kudos must be given to Charlotte County Manasota Key leaders. After years of seeing their little piece of paradise being developed beyond recognition, they are now trying to do something about it.

They plan to take steps to reduce the zoning and thereby reduce the development on any property. They are looking for about a 20 percent reduction on any given piece of property. This obviously would not affect the property under construction now.

Sarasota County has long taken the lead in this issue regarding the Key. Going from one county to another feels like you are entering another world. One has a canopy of trees with winding roads and homes set back in a very attractive manner. Leaving this, you are greeted by mass development and hodgepodge.

This, of course, opens up a can of worms about how current owners are to be compensated, and it might encourage a flurry of building activity to get in under the wire if the zoning regulation is passed.

Another alternative is to look at the CRA approach. A CRA (Community Redevelopment Agency) has worked very well in the northern end of Englewood, especially in the Dearborn Street area. This is actually a self-taxing district set up to plow any overage of taxes back into the community, to be redeveloped in a common theme.

This, too, has its problems. To be designated a CRA, an area first needs to be determined to be a slum or blighted area. That, to me, would be a little bit of a stretch, but still possible.

Another problem is that the county must be prepared to step in and get it off the ground. Right now, Charlotte County has not shown the inclination to do this. Sarasota County has poured in money, technology and resources to make their plan work in Englewood.

One might argue, and rightfully so, that there really is no comparison in the areas addressed. On first pass, that might appear to be true; but if the term "blight" is one of the criteria, a simple drive between the two counties might cause you to think again. The dictionary defines blight as anything that destroys or prevents growth.

They say beauty is in the eye of the beholder. We all know that to be true, but no one can deny there is a fairly big "cultural shock" between the two counties on the Key.

To the casual eye, there is not a lot of property to develop in this area. The planners on the Key know that. They are thinking ahead to when current owners of property sell to condo companies or developers.

A person has a right to sell their property to whom they want for what they can get. I firmly believe that. I also believe it is time to slow down the development on the Key.

Reducing density will not affect price in any way. Let us say a developer could put 15 units on a piece of property for, let us say, \$700,000 each. That would total \$12 million. If he could put only 12 units on the property, he will get \$1 million each for the same gross total.

This is a win-win solution for all. The integrity of the Key will be maintained and property owners will not lose. It's an idea whose time has come.

Lang Capasso is the general manager of the Englewood Sun.





www.sun-herald.com Our Town Page 3 Thursday, July 15, 2004/ The Sun

★ PLAN
From page 1

Service Benefit Unit help provide four new fire hydrants to the Charlotte County portion of the key. Hydrants would be added at both the northern and southern ends of the county's section of the key, where narrow roads and a lack of hydrants could cause problems for firefighters, committee members said.

"The south end is particularly bad," Tremo said. The steering committee will meet at 10 a.m. July 21 at the Englewood Beach Villas to discuss the coming public workshops. Workshops are scheduled for July 21 and 24 to give the public an opportunity to review the plan. The Community Plan will then head before Charlotte County's Planning and Zoning Board before the commissioners vote on it in September.

You can e-mail Gavin Off at goff@sun-herald.com.



Lennar: Take county concerns seriously

THE ENGLEWOOD SUN
OUR TOWN

WEDNESDAY, JULY 20, 2004

Blueprint needs blessing
Agencies seek last-ditch public endorsement of proposed Community Plan

By GAVIN OFF
STAFF WRITER

ENGLEWOOD — In a last effort to win public input, Charlotte County and the South Manasota Key Steering Committee will hold two workshops this week to give residents the opportunity to comment on the 50-plus-page Community Plan.

County Planner Jorge Perez said county officials will lead the one-and-a-half-hour meetings. The county will present the plan, detailing its five topics: land use, natural resources/environment, navigation, fire and disaster planning and water quality.

Land use is expected to be the topic of most concern. The steering committee recommendation would increase the size of setbacks and buffer zones, cap con-

dominum heights at 52 feet above the average high water line and reduce residential density on the island by 15 to 20 percent.

"There's a lot of concern about over-development of the island," Perez said.

There could be conflict between those who want to preserve the key's tranquil atmosphere and those who own and want to develop the properties.

But Perez said lowering the density

★ NEEDS

From page 1
if approved, will oversee growth and development on the island.

The public's suggestions would then be relayed to the steering committee, which would vote on whether to add them to the plan.

See NEEDS, page 12

The Community Plan will then head to Charlotte County's Planning and Zoning Board before the county commissioners vote on it in September.

"I think people will be interested to know how the plan actually works," Perez said.

You can e-mail Gavin Off at goff@sun-herald.com.

The Sun / Thursday, July 22, 2004

Front Page 2 E www.sun-herald.com

Proposed island noise ordinance meets opposition

By GAVIN OFF
STAFF WRITER

ENGLEWOOD — Two sections of the developing South Manasota Key Community Plan met opposition Wednesday night at the first of two public workshops.

Business owners and residents said segments of the plan were too restrictive and ran the risk of turning the "hub of Englewood" into a deed-restricted community.

"It's a vibrant town now, and it's changing," said Pat O'Connor, owner of the White

Elephant restaurant. "It's not time to clamp down."

O'Connor joined about 25 other island residents and business owners at the 6 p.m. meeting.

He said he was most concerned about the decibel limits the South Manasota Key Steering Committee wants to enact.

The current proposal bans residential properties from emitting noises louder than 65 decibels between 7 a.m. and 10 p.m., measured from the adjoining property line. The

permitted decibel level drops to 50 decibels between the hours of 10 p.m. and 7 a.m.

For commercial or non-residential buildings, the allowed decibel level is 65 decibels at all hours.

A normal speaking voice typically measures 60 decibels, while a vacuum cleaner measures 70 and a running garbage disposal measures 80.

"I don't think the business owners should have to suffer," O'Connor said. "When you move next to a railroad track, every once in a while you're

going to hear a train."

The White Elephant, situated on Gulf Boulevard, is an island hot spot for music and karaoke.

O'Connor said he wouldn't mind noise restrictions after 10 p.m. on weekdays and after midnight on weekends.

"In a nutshell, basically what you're saying is ... at 10 p.m. everybody has to go to bed," said Mark Leppa, owner of Calico Jack's on Beach Road.

Island resident Theresa Reeves also questioned the proposal that would ban boats from parking on side setbacks.

To increase green space on the island, the steering committee has suggested keeping all side setbacks free of any structures, including pools and decks.

Reeves, a 20-year Manasota Key resident, said she has no back yard and keeps her boat in her side yard when she's not using it.

"It's my yard," Reeves said. "I keep (the boat) covered. I keep it clean. I keep it out of the way."

Committee members will review Wednesday's suggestions concerning the noise and

setback ordinances, possibly altering them before the plan goes before the Planning and Zoning Board in August and the Board of County Commissioners in September.

"We'll probably just have to take it up at the meeting and hash it through," said committee member Betty Sue Carroll.

Charlotte County officials will hold a second workshop covering the community plan at 10 a.m. Saturday at the Tringali Recreation Center.

You can e-mail Gavin Off at goff@sun-herald.com.



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FRIDAY, JULY 23, 2004

Condo project plans revised

Manasota Key residents manage to win some concessions regarding beach access.

By DARLA McFARLAND

ENGLEWOOD — Manasota Key residents won some concessions Thursday from condominium developers seeking building site approval before the Charlotte County development review committee.

Residents raised concerns about beach access across the Gulf Breeze condominiums property, a six-unit project at 2790 N. Beach Road. Property

owners in the Lemon Bay Estates subdivision assert that there is a five-foot deeded easement along the north side of the parcel for residents to walk to the beach. Early project plans showed landscape elements blocking the path.

Page Development LLC has revised the site plan to remove the obstruction, but residents were not fully satisfied. They said a construction fence currently on the site is blocking the access.

County staff sided with the residents and moved to protect the easement.

"I think it is appropriate that a condition of approving this project be that the developer remove any obstruction to existing easements and agree to respect the rights of easement holders throughout the duration of the project," said county planner Buddy Braselton.

With the condition added, the committee granted site approval for the project. The developer will likely face more resistance, though, when it seeks a building permit.

"We keep adding new development in an area that is already plagued with flooding problems and the MSTU is left holding the bag."

BJ GALBERAITH,
chairwoman,
Manasota Key
Municipal Service
Taxing Unit

BJ Galberaith, chairwoman of the Manasota Key Municipal Service Taxing Unit, raised concerns about storm-water drainage on the property.

"We keep adding new development in an area that is already plagued with flooding problems and the MSTU is left

PLEASE SEE CONDOS ON 2B

"There are too many agencies working at cross purposes here. No one has responsibility for the overall picture."

WAYNE LARGENT,
steering committee member

Residents bring up condo concerns

CONDOS FROM 1B

holding the bag," she said. Galberaith said the MSTU, which is responsible for drainage projects on the island, wants some assurance that it will not be responsible for fixing problems caused by the new condos.

She suggested a bond or other financial guarantee that would take the cost of future corrective measures from the developer's pocket. Although committee staff said they did not have authority to require a financial bond for storm water, they did intimate that the issue could be addressed in the permitting process.

Galberaith said the MSTU would coordinate with its Public Works liaison to find a solution.

Several island residents at the meeting Thursday, including Galberaith, are members of the steering committee that is drafting the Manasota Key community plan. That plan seeks, in large part, to reduce the impact of widespread condominium development on the island.

The group also voiced concerns about water usage at The Palms condominiums, a 12-unit development at Gulf Boulevard and Meredith Drive. They said it doesn't make sense to add a large development on the water system when the area has inadequate supplies for fire hydrants.

Development review staff deflected that problem to other agencies. The county requires only certification from the water utility that it can serve a project. It does not examine utility service for the whole surrounding area, staff said.

The response frustrated committee members who said no agency seems willing to take responsibility.

The Manasota Key plan steering committee has been working with the Englewood Water District and the Englewood Area Fire Protection District on ways to improve fire protection. Fire officials have said the existing 6-inch water main on Gulf Boulevard does not meet state requirements for hydrants. The water district has said it cannot immediately upgrade the lines.

"There are too many agencies working at cross purposes here," said steering committee member Wayne Largent. "No one has responsibility for the overall picture."

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LOCAL/REGIONAL NEWS approval

Manasota Key condos win DRC

By GARRY OVERBEY
ASSISTANT ENGLEWOOD EDITOR

ENGLEWOOD — Two Manasota Key condominium projects got the nod from Charlotte County's Development Review Committee Thursday, despite concerns from some residents.

The committee, which decides if a project meets county codes, unanimously approved final site plans for two projects by Indianapolis developer Peter Page: the six-unit Gulf Breeze Condomini-

ums at 2790 Beach Road; and The Palms, a 12-unit complex at Gulf Boulevard and Meredith Drive.

Pat Musto, a resident of Lemon Bay Estates, expressed her concern that construction of the Gulf Breeze project could prevent Estates residents from using a 5-foot easement on the Gulf Breeze property, which would violate a long-standing private deed restriction allowing Estates residents to use the easement for beach access. A construc-

tion fence, Musto said, is already blocking access to an easement along the southern portion of La Cocina.

DRC members agreed to approve the site plan for Gulf Breeze on the condition that the owner "respect all appointed easements and ... remove the fence," said DRC member Buddy Braselton.

B.J. Galberaith of the South Manasota Key Association's Steering Committee asked the DRC why it was approving The Palms project when the

waterline serving it "doesn't come up to (Department of Environmental Protection) codes."

DRC members said the 6-inch line does conform to county codes, but they don't have any oversight over the Englewood Water District, which operates the line.

The line is inadequate, according to Galberaith, who said it prevents about 130 residents in the area from getting a fire hydrant.

"If we can't add fire

hydrants, why can you add condos?" she asked.

Galberaith also worries the complex's sprinkler system will "hog" water from residents.

DRC members responded they couldn't change the laws, only ensure the projects conformed to them.

The DRC also approved:

- A preliminary site plan for a 4,107-square-foot building to house a Dunkin Donuts and Baskin Robbins at the Town & Country Shopping

- Center, 4233 Tamiami Trail.
- A preliminary site plan for the 7,200-square-foot Carey Commercial Building in the Port Charlotte Industrial Park.

- Final site plan for a Publix at Toledo Blade Boulevard and Quesada Avenue. The 45,267-square-foot building will include an additional 15,050 square feet in retail store space.

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Manasota Key



OUR VIEW Manasota Key residents have future in their hands

Charlotte County government has been aggressive in helping neighborhoods form planning groups charged with coming up with ideas of how residents want their communities to look. If efforts go as planned, the fruits of such efforts on Manasota Key will result in that community having greater control of its own destiny.

Manasota Key is a tiny strip of land whose attractiveness has caused a surge in construction. So residents are attempting to preserve the area's natural charm. Folks interested in seeing the proposed building and design standards for Manasota Key should attend a workshop for Manasota Key Saturday at the Tringali Center on South McCall Road.

The plans call for, among other things, increasing setbacks and buffer zones, setting a maximum condo height of 52 feet above water level, and reducing residential density.

Residents Saturday will be able to discuss various aspects of the plan and make suggestions which, if adopted, would become part of the finished document. If everything goes as expected, the next step would be for the Charlotte County Commission to approve the community plan. If that's done, the commission will create an advisory board which will be responsible for monitoring compliance with the blueprint.

The advisory board will become a step in the permitting process. Developers and builders would have to meet the new community standards in order to proceed with their plans.

Charlotte County is to be commended for fostering the community planning process, which is mandated in the county's comprehensive plan. All too often, such ideas for local empowerment are honored in the breach. But in Charlotte, where communities from the coast to the interior have varying priorities and needs, such plans are essential. The alternative would be top-down, unresponsive governments epitomized by one-size-fits-all zoning.

Ironically, by nurturing community self-determination county government may be discouraging Balkanization. Communities that feel listened to by a central government are more likely to resist the natural centrifugal forces that often lead developments to spin off into incorporated entities.

That avoids the expensive squabbling and competition for county, state and federal government dollars that often wind up pitting communities with common regional interests against one another.

So in encouraging communities to develop separate identities, county leaders may be bringing Charlotte County's residents closer together.

