

MEETING MINUTES AMENDED AND FINAL

October 27, 2014 1:30 p.m.

Project: Little Gasparilla Essential Services

Participants: Charlotte County: Shaun Cullinan, Buddy Braselton, Ken Quillen, Linda Moore, Jie Shao
Owners: Chuck Ohara, Chuck Soderquist, Chief Stephen Demeter
Architect: Elaine Miller, Sean Brown

Objectives: Discussion to determine project requirements related to zoning and land development

DISCUSSION

Sean: Project is an Essential Services building to be located on an interior parcel on Little Gasparilla Island
Will be non-habitable space to accommodate equipment on first floor, two residential units on second floor above base flood elevation for on-duty firefighters
Chief will reside there full time, other unit for rotating personnel

Shaun: "Firehouses" include living quarters, accessory to main use, therefor density restriction does not apply
Project will require a commercial permit

Buddy: Temporary living quarters are only available to employees, not open to public

Sean: Define the site plan review process

Shaun: Apply for Special Exception first, anticipate approximately 6 weeks from date of application with required documents
Site plan does not need to be fully engineered, but diagrammatical showing major criteria that defines building, parking, setbacks, buffers, etc.
Following Special Exception, fully developed site plans will be submitted

Chuck O. Recited code sections from Barrier Island and LGI Overlay, concluded that the LGI Overlay does not apply to this project.

ALL AGREED, THE PROJECT DOES NOT NEED TO CONFORM TO THE LGI OVERLAY CODE

Sean: Define parking requirements, no cars on island, no paved roads

Shaun: Unique situation requires custom parking plan, include narrative in Special Exception application
Three golf cart parking would be reasonable
Chief currently has 4 vehicles

Buddy: ADA requirements for parking will apply, consult with David Sipper (plans examiner)

Linda: If landscape requirements apply, need Type A buffer, cannot be inside yard easement
Treepoint requirements apply (regardless of potential exemption re buffers)

Shaun: Project may be exempt from landscape buffers, he will verify and advise

Sean: Define setbacks and yards

Buddy: Property lines dictate setbacks, not easements
Although no "roads", front yard is defined by shortest property line abutting a "road"
This parcel is not a corner lot
Architectural standards are not required

LOTS WERE SUBDIVIDED IN 2000, THEREFORE AFTER 1990 SETBACK REQUIREMENTS APPLY
REAR AND SIDE YARDS 20 FEET, FRONT YARD 25 FEET

Sean: Define stormwater requirements

Buddy: SWFWMD will determine, exemption of approx. 9000 sq. ft. impervious area or less

Chuck O. Wants to pursue exemption, suggested alternate pervious pavement for threshold

CIVIL ENGINEER WILL NEED TO APPLY FOR EXEMPTION FROM SWFWMD, NEED TO HAVE CIVIL PREPARE
SITE PLAN FOR SPECIAL EXCEPTION APPLICATION. COUNTY STORMWATER APPLICATION FOLLOWS
SWFWMD APPLICATION, "MOSTLY" WILL FOLLOW SWFWMD STANDARDS BUT MAY DEVIATE
SOMEWHAT.

Meeting adjourned at 1:30

Respectfully Submitted,

Elaine Miller

POST MEETING FOLLOWUP FROM SHAUN CULLINAN VIA EMAIL 11/6/2014

"I met with Fire and Legal this morning to find out if they are a "public" entity, I have attached the
agreement that clearly states they are not agents of the County, therefore, based on discussions with
legal the project is not exempt from the landscaping buffer requirements."

Type A buffer will be required, cannot be inside yard easement, treepoint requirements apply