

Manasota and Sandpiper Key Overlay Code

Board of County Commissioners Regular Agenda –
November 12, 2024



CHARLOTTE COUNTY
FLORIDA

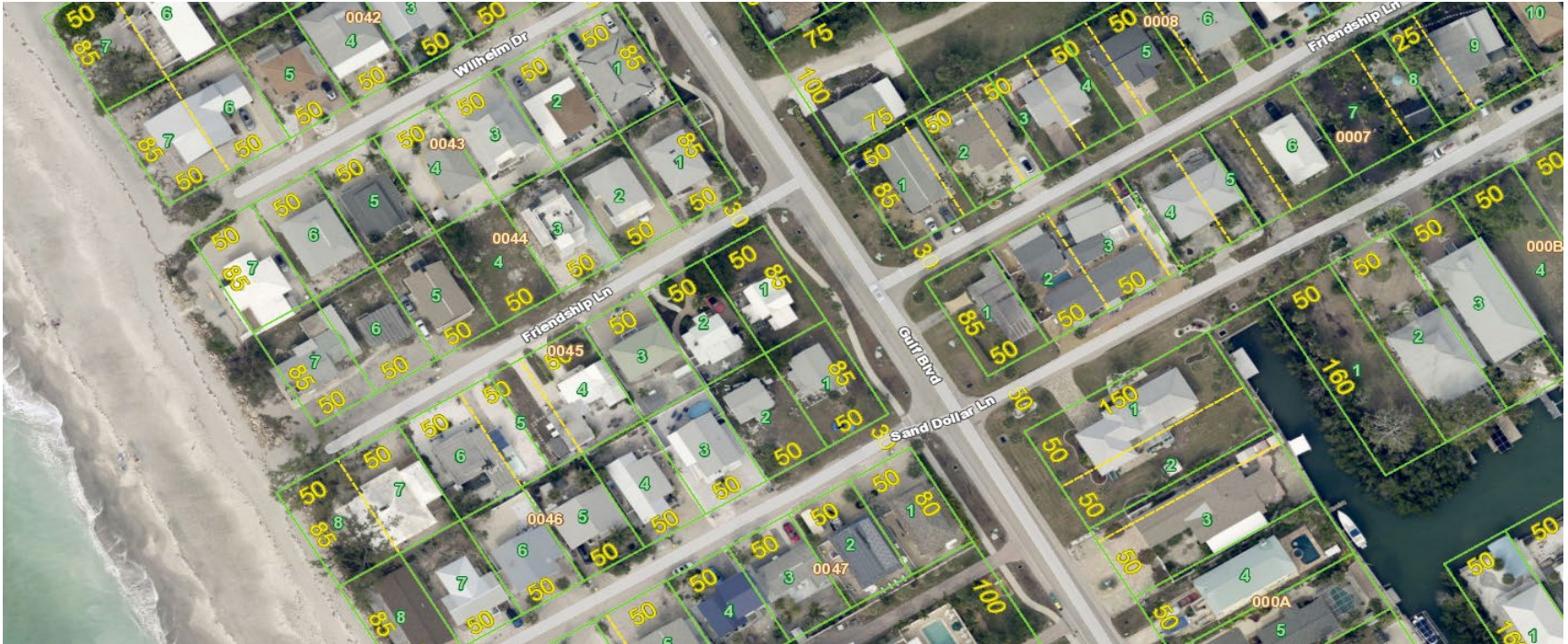
Discussion Topics

- Damage to structures
 - Majority below FEMA required elevations
 - Majority built in 40's-80's
 - Entire key, but majority on south end
- Lot Sizes
 - Majority of lots along beach front non-conforming for size
 - 50' x 85-100'

Discussion Topics

- Code Provisions
- Code was first established in 2005
 - Amended substantially - 2015
 - Architectural Advisory Committee disbanded - 2018
 - More stringent development provisions
 - Setbacks and locational standards
 - Height

Lot Size Issue



Lot Size Issue



Barriers to Recovery

- Increased setbacks and “Peripheral Landscape Strips”
 - 10’ for both, standard code has 7.5’ side setbacks, with provisions for decreasing for non-conforming lots
 - Overlay only area with Peripheral Landscape Strip requirements
- Setback to Gulf of Mexico
 - 50’ – May render redevelopment very difficult

Proposal

- Reduce setbacks to that of standard code
 - 7.5' for single family
- Add in further reductions for lots non-conforming for width
 - 10% of the width of the lot, or 5', whichever is greater
- Reduce Peripheral Landscape Strip from 10' to 5'

Proposal

- Reduce the abutting the Gulf of Mexico side yard setback for legally non-conforming lots
- Change “Disaster Recovery” to allow for reconstruction – with elevating – within the same on the ground footprint of the destroyed structure.
- Add a provision for resiliency purposes where a non-destroyed structure may elevate to the design flood elevation within the same on the ground footprint of the existing structure

Height Calculations

- Overlay Code has unique calculation requirements
 - Different definitions
 - Different Datum, NGVD
 - Different starting calculation point – 0' NGVD
 - Current Code in other locations – Design Flood Elevation
 - Base Flood Elevation plus additional 1-2' of “freeboard”

Proposal

- Remove “Wedding Cake” design requirement
- Make calculation starting point consistent with Design Flood Elevation
 - Remove definitions
- Decrease heights from current overlay code to match waterfront property heights
 - Vesting existing buildings that may exceed the 35’
 - Current Overlay heights was an attempt to offset the 0’ NGVD calculation point

Other Proposals

- Amend the Manasota Planned Development (MPD) Zoning Classification as it is currently unusable
- Other cleanup

Discussion and Direction