

ARCHITECTURAL REVIEW COMMITTEE

MAY 2, 2008

Attendance: John Dubowik, BJ Galberaith, Jack Landis, Judy Miller

The minutes of the meeting of April 18, 2008 were approved as submitted.

Don Boley
190 Sand Dollar

The applicant is seeking preliminary approval to build a wheelchair accessible sidewalk forty (40) inches wide. The proposed pavers are non-porous. The sidewalk will invade the setback on all four sides and will be 6'2" from the property line on both side setbacks. The home is presently wheelchair accessible from the garage area. The proposed sidewalk does not increase handicapped accessibility to the road since the driveway is constructed of shell.

The Committee's review determined that the proposed work is aesthetic vs. representing the need for wheelchair access since the design does not go to either roadway. The encroachment on the setback was therefore determined to be for aesthetic reasons vs. wheelchair accessibility.

James and Deborah Scott
2835 D North Beach Road

The applicant presented information to the Architectural Review Committee on 3-22-08 seeking approval to construct a dock. The application was denied because the property on which the dock would be constructed is privately owned and is not on State-owned sovereign land. Prior to approval, the Committee required proof that the applicant owns the required submerged lands.

Roxann Read, representing Charlotte County, advised the Committee that the permit for dock construction was subsequently approved by Charlotte County. The Committee again expressed concern about ownership of the submerged lands and asked Roxann Read to convey this to the proper Charlotte County authorities.

A complaint was received from the owner of submerged lands that dock is in process of being constructed. During the meeting, a call was placed to Roxann Read. She stated that James and Deborah Scott have proven ownership of the submerged lands in question. BJ Galberaith reminded Roxann Read that she had previously provided the page number to the deed of the submerged lands and will this provide again if it cannot be located. The Committee requested a copy of the documentation of ownership provided to Charlotte County.

Signage on the Beach at 1210 Shoreview Drive

A concerned citizen reported back to the Architectural Review Committee stating that Code Compliance has taken no action on an unpermitted sign placed on the beach in front of property at 1210 Shoreview Drive.

In accord with the Manastoa Key Overlay, the existing sign is a Class “A” primary sign and fails to comply with the following sections of the Manasota Key zoning district overlay:

1. 3-9-53 (t) (3) (A) 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 MASKAC, or its designee.
2. 3-9-53 (t) (3) (C) 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.

In view of the lack of response, the Architectural Review Committee instructed the Chair to send a letter to Charlotte County again documenting the violations and requesting a written response from County Compliance regarding action to be taken regarding the signage.

Moveable Letter Sign on Gulf and Holiday erected by Manasota Key Realty

A concerned citizen reported back to the Architectural Review Committee stating that Code Compliance has taken no action on an unpermitted sign in a residential neighborhood. In addition, the Committee has received several complaints that the sign obstructs the view of oncoming traffic from the East lane heading North on Gulf Boulevard.

In accord with the Manastoa Key Overlay, the existing sign is a Class “A” primary sign and fails to comply with the following sections of the Manasota Key zoning district overlay:

1. 3-9-53 (t) (3) (A) 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 MASKAC, or its designee.
2. 3-9-53 (t) (3) (G) No class “B” signs shall be permitted in any zoning district on Manasota and/or Sandpiper Key.
3. 3-9-53 (t) (4) (B) 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.

4. 3-9-53 (t) (4) (C) Any sign that constitutes traffic or pedestrian hazard or a detriment to traffic or pedestrian safety by obstructing the vision of pedestrians.

In view of the lack of response, the Architectural Review Committee instructed the Chair to send a letter to Charlotte County again documenting the violations and requesting a written response from County Compliance regarding action to be taken regarding the signage.

As there was no further business, the meeting was adjourned by the Chair.

Respectfully Submitted,

Judy Miller