

Manasota and Sandpiper Key Architectural Committee

Minutes October 3, 2008

The meeting was called to order at 9:00am. In attendance were John Dubowik, Jack Landis, BJ Galberaith and members of the public.

George Rose asked the committee if they knew why new survey stakes had been located on the disputed property between Sandpiper Key Condominium and the LaFave property. The committee knew nothing of the new survey. BJ was requested to ask Roxann Read if there were any new developments with the LaFave DRC permit.

The committee reviewed Mary Capecci's permit request for converting a carport into a room at 1255 Gulf Blvd. The committee was informed Mary was requested to attend the meeting via Email. She did not appear. The committee recommended denial in part but not limited to the following reasons.

1. Absent survey and site plan
2. Absent clarification of Plat restrictions
3. Absent information on new parking plan.

The committee reviewed the (White Elephant restaurant) Pat O'Connor's variance request. The committee endorsed the staff report.

The committee reviewed the El Galeon South permit application request to seal and strip their parking lot. The committee recommended approval.

The committee reviewed the Application for a Construction Permit from Steven Ruth as builder and owner of Sunset Grill, 1975 Beach Rd. The committee recommended denial. This nonconforming structure was condemned in 2005 with 75% fire damage to electrical, plumbing roof and interior. All county permits were rejected and the committee felt this application lacked sufficient information to be approved.

The committee reviewed with Elaine Miller from Suncoast Architectural the Cobb family home at 955 Gulf Blvd. Among the subjects discussed were the ownership of the land below the boat basin, non conforming accessory structures, and setbacks from the water and dormer measurements. Elaine will apply for a November variance request to cover the eaves and sun shades. The project will be reviewed at the next meeting..

The next ARC meeting will be Tuesday Oct. 28, 2008, at 1:30 pm. The location will be the Suncoast Arch. Offices 370 W. Dearborn St. 460.1990 All applicants are welcome; please contact BJ Galberaith 475-5997 or BJGALB@hotmail.com for a review reservation.