

Manasota and Sandpiper Key Architectural Committee
Minutes Oct. 28, 2008 – Suncoast Architectural Board Room

The meeting was called to order at 1:30 pm. Members in attendance were Jack Landis, John Dubowik and BJ Galberaith. Roxann Read, Charlotte Co. advisor to the committee and Elaine Miller & Sean Brown from Suncoast Architect. Inc. and Mary Capecci were also in attendance.

The committee reviewed the Cobb single family residence at 955 Gulf Blvd. and found the following concerns.

The project plans are requesting overhangs which extend into the set back by 16 inches. 3-9-53(g) (12) states “Neither a structure nor any portion thereof shall be erected or shall encroach or overhang upon the required setback”

The property is requesting sunshades with an 80% porous for water; the sunshades extend into the setback by 3 ft. 3-9-53(g) (12) states “Neither a structure nor any portion thereof shall be erected or shall encroach or overhang upon the required setback”

The property plans contains a dormer which overhangs into the setback. 3-9-53(g) (12) states “Neither a structure nor any portion thereof shall be erected or shall encroach or overhang upon the required setback”

The proposed building is located 16.2 feet from the waters of Lemon Bay boat basin, 3-9-53 (g)(8)(A) requires side and rear setbacks abutting water to be 35 feet.

The proposed building decks are requesting a variance of 25 ft. from the Lemon bay boat basin,, 3-9-53 (g)(8)(A) requires side and rear setbacks abutting water to be 35 feet.

(The property is located in the Englewood Shores deed restrictions. The property is located in block F which requires all structures to be located 20 ft. from Lemon Bay. No. 37218)

The property had an existing metal covered boat basin, supported with pilings. It was removed and new iron side and roof supports were installed without a permit. There was an old dilapidated patio that was removed and replaced with a new apx. 11x16 concrete pad, also without permit. The boat basin covering and support are effected by, and should be considered by the 50% rule. 3-9-62.1 © (1) also requires the accessory use to be erected after the primary structure is completed. 3-9-70 (a) requires the issuance of a building permit.

The new patio and the old roof extend over the side and rear setbacks.3-9-53(g) (12) (A) All setbacks shall be green area buffers ...Neither a structure nor any portion there of shall be erected or shall encroached or overhang upon the required setbacks. Architectural standards 3-9-53 (u) (3) (i) Buffer areas shall not include accessory

structures. 3-9-53 (u) (L) (iv) (b) limits the height to 10 feet. This structure may be taller. (There are no variances for architectural standard.)

(Please note, the boat basin structure and concrete patio were developed without the knowledge or permission of Suncoast Architectural. They assumed development standards after the boat house and concrete pad were installed)

The architect Elaine Miller was requested on 10/28/08 to please check the measurements on the North and South side of Lot 8 as shown in Plat book 2 Page 488. If the plat information is correct a large portion depicting by the engineer is not on the original platted lot. 10/03/08 we have no response.

Roxann Read informed the committee that Wendy from Code Compliance had reviewed the new patio and told Mr. Cobb he could apply for a permit for the boat house and patio when he applied for his house permit.

The committee recommended denial of the project for the reasons listed above.

The committee reviewed Mary Capecci of 1255 Gulf Blvd. request to convert a carport into a bedroom. This non conforming home has a 5 ft. setback. The committee recommended the application for a variance.

The next meeting will be at Sandpiper Key Condominium at 9:00am November 7, 2008
There being no further business the meeting was adjourned at 2:50pm.

Respectfully submitted,

BJ Galberaith