

ARCHITECTURAL REVIEW COMMITTEE

January 16, 2009

Minutes

Attendance: BJ Galberaith, Betsy McCallum, Judy Miller
Roxann Read, Charlotte County

Mr. and Mrs. Holske
3065 North Beach Road

The applicants are seeking approval to build a single family home. No pile driving will be required since the home will be constructed on spread footers.

The Committee identified the following issues.

- NGVD elevation was not provided and is required to determine height compliance.
- There is an existing shell driveway that serves as a right of way for the adjacent property. This will not be used to access the proposed home. This issue was referred to Charlotte County to determine the legality of two driveways on the same property.
- The dimensions of the proposed decks are 4 feet x 8 feet. The Architectural Review Committee will determine if these dimensions are in accord with the Overlay code. This information will be communicated to the owner.
- Verification of the north side setback from the property line to the start of the air conditioning unit is required.

The Committee emphasized that the setbacks must be green space and no structures may be in these areas. Foundation plantings are required to soften the appearance from off site view. All side and rear buffer areas must be treated with Florida friendly landscaping materials.

The Committee advised the owner to contact Bonnie Littrell to determine the availability of a community mailbox.

It was moved, seconded and unanimously passed that the Architectural Review Committee deny approval for construction of the single family home at 3065 North Beach Road based on the following areas of non-compliance with the Manasota Key zoning district overlay:

1. Section 3-9-53 (u) (3) (L) (v) (b) Pools and spas shall be permanently installed in the ground or within a masonry foundation. Above ground pools or spas are prohibited.
2. Section 3-9-53 (u) (3) (B) (ii) New driveways and driveways where more than fifty (50) percent of their area (not including enclosed garages) is repaired/replaced shall be completely (i.e. entire

driveway) constructed of one (1) of a combination of the following materials: porous brick, porous pavers, rock, pebbles, washed crushed shell, or gravel. New asphalt and concrete (porous or non porous) shall be prohibited.

3. Section 3-9-53 (u) (3) (J) (ii) (vii) All outside lighting fixtures shall be installed to orient light downward and to provide glare reduction optics and shielding features. No fixture shall direct light upward or onto adjacent property. (Exemptions shall include small accent lights that are directed upward to softly illuminate landscaping.)

Lighting on balconies, porches and raised walkways shall be installed no higher than one (1) foot from the floor (i.e. no overhead lighting).

Arthur and Martha Willis
180 Sable

The applicants are seeking approval to repair a section of an existing seawall that fell into the canal.

It was moved, seconded and unanimously passed to approve the application for repair of the seawall.

Joseph Shifflett
4005 Bay Oaks Circle

The applicant's request for approval to construct an addition on an existing single family home was reviewed on December 19, 2008.

It was moved, seconded and unanimously passed to deny approval for construction of the proposed home addition based on the following areas of non-compliance with the Manasota Key district overlay:

1. Section 3-9-53 (u) (3) (C) (ii) Trim shall be required around all wall openings including, but not limited to, windows, doors, balconies and alcoves except as noted below. Trim shall be installed pursuant to all of the following standards:

- (a) Trim shall resemble wood, masonry stone, stucco or tile.
- (b) Reflective finishes shall be prohibited.
- (c) Trim shall be a minimum of three inches in width.
- (d) Colors: Neon and fluorescent colors shall not be used on any trim or structure. The use of black paint shall be limited to trim.

2 Section 3-9-53 (u) (3) (J) (vii) Lighting on balconies, porches and raised walkways shall be installed no higher than one (1) foot from the floor (i.e. no overhead lighting).

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

Respectfully submitted,

Judy Miller