

# ARCHITECTURAL REVIEW COMMITTEE

FEBRUARY 6, 2009

## MINUTES

**Attendance:** John Dubowik, BJ Galberaith, Jack Landis, Judy Miller  
Roxann Read, Charlotte County Growth Management

**Vincent Garcia**  
**1465 Gulf Boulevard**

The applicant is requesting approval to build a swimming pool.

The presented plans are not in compliance with the Manasota and Sandpiper Key Overlay Code because pool equipment is in the setback.

3-9-53: (f) 12 (A): All setbacks shall be green area buffers, except where sidewalks and driveways are permissible.

A motion was made, seconded and unanimously passed to approve the plans for construction of a swimming pool with the stipulation that no pool equipment or other structure be within the setback.

**Mr. and Mrs. Holske**  
**3065 North Beach Road**

The plans for construction of a single family home were originally presented to the Architectural Review Committee on 1/16/09.

Deirdre Francoletti, structural engineer, presented changes made in response to the following issues identified by the Committee. She indicated that copies of the actual plans were not available from the printer prior to the meeting.

- The previously unidentified NGVD is 8.34.
- The above ground pool is necessary since the home will be occupied by a handicapped family member and access to the pool must be handicapped friendly. The proposed pool is on the living area and is constructed in a stemwall situation. The plans comply with the Manasota and Sandpiper Key Overlay Code Section 3-9-53 (u) (3) (L) (v) (b). Pools and spas shall be permanently installed in the ground or within a masonry foundation.
- The driveway will be constructed of porous pavers.
- The location of the air conditioning unit has been revised to comply with setback requirements. All setbacks are now in compliance with the Overlay Code.
- Lot coverage is within the 35% requirement.

Deirdre Francoletti indicated that without approval of the pool as designed, the project will not go forward.

A motion was made, seconded and unanimously passed to approve the plans for construction of the swimming pool. Approval for the full project is pending receipt of the final plans.

**Joseph Shifflett**  
**4005 Bay Oaks Circle**

A notarized letter from Joseph Shifflett has been placed in the book of minutes of the Architectural Review Committee.

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

Respectfully submitted,

Judy Miller  
Secretary