

ARCHITECTURAL REVIEW COMMITTEE

April 17, 2009

Minutes

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

Gulfview Grill 2095 North Beach Road Preliminary Hearing

Keyes Elmore of Gulfview Grill is requesting approval to add an open, unscreened deck within the footprint of their existing building. The proposed deck will be constructed in the gap between their restaurant and banquet center. No new pilings will be required. Sole access will be from the banquet room. The deck will be 12 feet by 22 feet with a total area of 386 square feet. It will be constructed using deck planking made from recycled materials. Railings will be a white tubular style designed in accord with Charlotte County Building Codes.

The proposed deck will provide a smoking area for banquet center patrons. No food will be served in the area and no tables will be provided. Seating will be on benches.

The general contractor for the project is Linda Cotherman, Gulf Shore Contracting, Inc.

A motion for preliminary approval for the proposed smoking deck was made, seconded and passed unanimously.

Suzanne Holske Residence 3065 North Beach Road Final Hearing

Deirdre Francoletti, Project Manager, Integrated Construction Resources, is seeking final approval for construction of a single family home.

This applicant appeared before the Architectural Review Committee on 1/16/09 and 2/06/09. Remaining areas in question were addressed.

- The driveway will be constructed of a porous loose shell material installed on an appropriately designed sand bed for proper drainage.
- The color of the primary structure will be neutral beige with accenting Florida Sand color trim.
- Material utilized for exterior door and window trim will be a thickened stucco finish colored to accent the primary residence color.
- Home address numbers will be installed directly above and centered over the garage overhead door.

- The exterior lighting plan was submitted and will consist of recessed embedded cupped lighting at the floor level. Lights will shine toward the house.
- A Tree Permit has been submitted.

A motion to approve the final plans as submitted was made, seconded and passed unanimously.

Danny Walden
1284 Shoreview Drive
Preliminary Hearing

Tim Towles, Contractor, is seeking preliminary approval to tear down an old carport and replace it on the same footprint with a new carport with a roof deck.

Roxann Read, Charlotte County Growth Management, clarified that the project is regarded as a tear down and rebuild. As such, it was reviewed and rejected by Charlotte County based on non-compliance with the following regulations from Manasota Key Section 3-9-53 of the Zoning Code.

- Accessory structures shall not be located forward of the front of the building façade.
- Decks are limited to 10 feet in height.
- Since the property is located seaward of the CCCL, DEP approval is required.
- The side setbacks must be no less than 10 feet. The site plan for the project shows a 4 foot side setback.
- The front setback must be shown on the site plan and must be no less than 30 feet.

The Committee suggested that since the project is being handled as a tear down and rebuild, more options with less restrictions might be available if a new enclosed garage structure was erected. Location of this structure would not have to be limited to the existing footprint. It was noted, however, that the distance from the proposed new structure to the public right-of-way must be 25 feet.

A survey will be required for the front and side setbacks which must be 25 feet and 10 feet respectively. Roxanne Reed was unable to provide the percent of flexibility in these figures that might be available through an Administrative Variance. She promised to obtain and communicate this information to the Committee.

The applicant indicated that he will explore the options and alternatives presented by the Committee to determine if they are feasible for the property and adhere to the wishes of the property owner. He will return to the Committee on May 1, 2009.

**Stump Pass State Park
Final Hearing**

The applicant is seeking approval to construct two concrete pads to be used for ADA parking for three vehicles. A review of the appropriate regulations revealed that the proposed plan meets the Charlotte County ADA size standards.

A motion to approve the proposed ADA parking conditional on the pads being constructed of permeable materials was made, seconded and unanimously passed. It was specified that no concrete pavers will be accepted.

**Tim Krebs, Architect
1270 Shoreview Road
Preliminary Hearing**

Τησ αππλιχαντ ισ σσεκινγ πρελιμιναρψ αππροπαλ το εξτενδ αν εξιστινγ δεγκ ον τησ Νορτη σιδε οφ α σινγλε φαμιλψ ηομε. Τησ προποσεδ δεγκ ισ 8 φεετ ωιδε. Ιτ ω ιλλ βε ατ λεαστ 10 φεετ φρομ τησ προπερτυ λινε.

Τησ Χομμιττεε δετερμινεδ τηατ τησ φολλοωινγ δοχυμεντατιον ισ ρεθυιρεδ πριορ το γραντινγ αππροπαλ.

- Lighting plan
- Site construction plan
- DEP Plan
- Full survey of the property

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

Respectfully submitted,

Judy Miller