

ARCHITECTURAL REVIEW COMMITTEE
May 15, 2009
Minutes

Attendance: John Dubowik, BJ Galberaith, Jack Landis, Betsy McCallum, Judy Miller

Shark's Tooth
1080 Shoreview

Bill Truex of Truex Preferred Construction is seeking approval to install a cable railing fence for all decks and stairways at the Shark's Tooth development.

A motion was made, seconded and unanimously passed to approve the following work:

1. Installation of a four foot high cable railing fence which will not exceed the leading edge of the two story building and will connect to existing property walls.
2. Installation of permeable pavers for a walkway between the buildings and for handicapped accessible parking.

Peter Tamaro
1105 Shoreview

The Committee was advised that Peter Tamaro of Orange, Ct. has purchased a property at 1105 Shoreview. He has cut the sidewalk at both sides of his property and is preparing to install a fence on both sides, however has not obtained a permit for this work. Charlotte County Code Compliance has been notified.

Floyd McCraney
155 Sanddollar

The applicant is seeking to replace an existing four foot vinyl fence with a six foot vinyl fence which will extend past the leading edge of the house.

A motion was made, seconded and unanimously passed to approve the fence construction conditional on meeting the following requirements:

1. Replacement of a four foot vinyl fence with a six foot vinyl fence between the leading edges of the existing structure.
2. Fencing extending past the leading edges of the home must not exceed four feet.
3. The fence must meet hurricane wind standards.

Danny Walden
1284 Shoreview Drive

The applicant initially appeared before the Architectural Review Committee on April 17, 2009 seeking preliminary approval to tear down an old carport and replace it on the same footprint with a new carport with a roof deck. Since this project was reviewed and rejected by Charlotte County, he has revised his original plans. He is now seeking approval to replace the carport with a garage with a roof deck.

The Committee was unable to act on the application due to incomplete information and documentation. The applicant is requested to personally appear before the Architectural Review Committee to provide the following information and clarify any remaining questions and issues.

1. DEP approval
2. Elevations for the proposed garage with roof deck
3. Construction materials to be used for the sides of the structure
4. Location of the stairway to the roof deck. The steps may not encroach into the ten foot side setback
5. A recent survey to scale
6. Design details of the proposed structure

Sunsets Restaurant
1975 – 1985 Beach Road
1861 – 1863 Gulf Blvd.

The applicant is applying for a special exception to operate a commercial surface parking lot to accommodate the overflow of cars going to Englewood Beach. The application states that the lot is flat, covered in shell and concrete and will hold 60-75 cars.

It was moved, seconded and unanimously approved to recommend denial of the application for a special exception based on the following concerns:

1. Applicant must provide a site plan to scale that identifies setbacks.
2. Applicant must provide a site plan that identifies handicapped parking spaces that meet ADA requirements. These must be constructed with porous pavers.
3. Signage meeting the current building codes must be provided.
4. The Charlotte County Public Works Department must be contacted to explore traffic control issues relative to the following entrances and exits:
 - The driveway within the roundabout traffic circle
 - The current sign which obstructs the view of the circle on the East parking lot
 - Congestion related to the Gulf Blvd. driveway

The Committee also is asking for clarification regarding whether ice cream and shrimp will continue to be sold from the same parking lot.

As there was no further business the meeting was adjourned by the chair.

Respectfully submitted,

Judy Miller
Secretary