

## MANASOTA/SANDPIPER KEY ARCHITECTURAL COMMITTEE



DATE: June 15, 2007

RE: Jerry La Fave, request for final review

PROJECT: Holliday Isles, 42 unit condominium development

ADDRESS: 1891 Beach Rd. Englewood FL

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**The Manasota/Sandpiper Key Architectural Committee has reviewed the application with the following comments.**

The area (Parcels 8, 7 and part of 6), 5.642 acres is a Mangrove Swamp, with a maximum of 18 inches above NGVD (excluding spoils). It includes 2.945 acres of submerged lands and 0.583 acres below the average high water line and 2.695 acres of wet lands. The lots are over Wulfert Muck. The property is inundated during high tide. Neighboring property to the east is also a maximum of 18 inches above NGVD. These wetlands abut Lemon Bay an Outstanding Florida Waterway. Due to these unique conditions the committee requested approvals and requirements from Southwest Water Management District, the Florida Department of Environmental Protection and the US Army Corps. of Engineers before they rendered a recommendation. Mr. Jerry LaFave presented a pre-application file number PA 4324 from the Southwest Water Management District. He stated FDEP and USACE had not been contacted.

The project was shrouded with quick claim deeds and included questionable ownership of lot 6. The committee requested solution of this incumbrment before rendering a recommendation. The title dispute was not solved on the June 15, 2007 meeting date.

The project includes five (5) to six (6) feet of fill. Sec. 3-9-53 (g) (10) and (o)(3)(A)(i) prohibits fill.

The project lacks adequate distance between buildings. Sec. 3-9-98

The project has two driveways instead of one and it is partially paved. Sec. 3-9-53 (g) (12)(A) & (B) and (o)(3)(A)(ii), (o)(3)(B)(ii & iv)

ROW permit can be satisfied with porous pavers.

The driveways on this project are not wide enough for fire equipment.

This project has located it's driveways off Beach Rd. without a turning lane. Sandpiper Key is the only road into Manasota Key and the Beaches. It is a very busy road. All other multi family projects on this road are required to use a turning lane. The committee strongly recommends requiring a turning lane for this project.

**Other concerns not satisfied:**

The committee questioned the side setback calculation.

The committee questioned the FAR.

The committee questioned the traffic flow.

The committee questioned the landscape plan.

The committee questioned the storm water project percolating through Wulfert Muck.

The committee questioned the tidal waters flow and the adverse affect on the neighboring property.

The committee requested the book # and dates of the plat vacation.

The committee questioned the endangered species habitat on the property.

**The committee was not able to evaluate the architectural plan as it was not available Sec. 3-9-53 (o).**

**Dock and/or Pool plans were not available for reviewed.**

**The Architectural Committee recommends denial of this project. (Please see attachment for additional information)**

The applicant is advised that the Architectural Committee site review is cursory, additional reviews may be required by Charlotte County, State and Federal agencies.

Thank you for giving the Manasota/Sandpiper Architectural Committee an opportunity to review this proposed project. If there are any questions please contact BJ Galberaith at (941) 475-5997, or BJGAL @EWOL.com.