

MANASOTA AND SANDPIPER KEY ARCHITECTURAL COMMITTEE
Minutes September 19, 2008

The meeting was called to order at 9:00am by John Dubowik. Present were John Dubowik, Jack Landis, BJ Galberaith and members of the public.

Elaine Miller Stanches from Suncoast Architectural presented the Cobb single family residence at 955 Gulf Blvd. The committee discussed the ownership of the submerged boat slip, it's relation ship to the 35% percent coverage rule and it's relationship to set backs. It was noted a patio in the south east corner of the property had been removed and replaced. The patio is in the rear and side setback. The committee noted the project will need a variance for the over hanging eaves, sunshades and possibly the dormer. The committee agreed the planters in the side setback would be permissible if the planters allowed excess water to flow through. Elaine agreed to remove the front guest parking area out of the 30ft front setback. And to reduce the driveway apron to conform to the 24ft. ordinance It was noted lanai lighting was not shown. Elaine was requested to contact Mary Ann Lind of DMK to verify the storm water plan was appropriate with the new MSTU storm water project. It was agreed to review the project for a final recommendation at the next scheduled meeting on Oct. 1, 2008.

Bougainvillea Bay Condominium Hotel 2405 N. Beach Rd. was presented by -----
-- of Suncoast Architect, Inc. Dr. Giddings, owner was in attendance. This 33 unit, two bldg. project is located on lots 25 & 24 in the MCT zoning district with apx. 39,680 sq ft. of property. The committee asked Dr. Giddings to provide ownership papers to substantiate the units will be owned by his Unicorn LLC and not sold to individual owners as the density units on the combined lots is limited to 12 units. The committee discussed the setback and green space buffers requirement of the combined lots. The committee discussed the height limit and the waterfront FEMA limit of 35 ft. from the lowest habitable floor which may reduce the building height. The number of parking spaces for employees was discussed. It was noted that storm water may not be located in the setbacks. A clearly defined building entrance adjacent to the road and maximum driveway apron at the road was discussed. The committee noted air conditioning units needed to be shown and fencing forward and rear of the building façade would be limited to 4 ft. The committee discussed the need for a pervious non noticeable emergency driveway for fire trucks. The committee noted the sign placement may block road view and needed to be located out of the public right of way. The committee noted the need for open space habitat. The committee was very pleased with the design and style of the pervious pavers used throughout the project and thanked the Architects for designing a very attractive project..

John Ursu presented a single family home to be located at 1465 Gulf Blvd, owned by Dr. Vincent Garcia. Dr. Garcia was in attendance. This property is located in the MSF 5 zoning district and is a single lot of apx. 7,294 sq ft. The committee discussed the height limits, which include chimneys and are measured to the highest point of the project. The committee discussed the single drive requirement which is limited to 20 ft in width. The project which will be a stem wall design will respect the no fill ordinance. The committee

discussed the storm water design and recommended the builder contact Mary Ann Lind of DMK to verify their storm water plan will be complimentary to the new MSTU storm water project. The chain link fence ownership was discussed and Dr. Garcia stated if the fence was on his property he would replace or remove. The committee noted all utilities needed to be underground and an outside lighting needed to be presented and reviewed by Environmental services. The air conditioning units will be located on the plans and the metal roof will be non reflective.