

ARCHITECTURAL REVIEW COMMITTEE

APRIL 29, 2005

MINUTES

Attendance: Tom Dignam, BJ Galberaith, Jack Landis, John Dobowik, Jack Stefany

Call to Order and Agenda

BJ Galberaith called the meeting to order at 9:10 am and announced that the agenda consisted of a review of two requests for exemption from the Interim Development Controls - Bougainvillea Bay and Pelican Landings Addition.

Bougainvillea Bay, 2405 North Beach Road

Bougainvillea Bay filed for preliminary DRC approval on August 16, 2004. The hearing on October 7, 2004 continued the application for a period not to exceed one year because of conflicts between architectural and civil engineering site plans. The staff report is not available because the BCC hearing is not scheduled until May 2005.

Bruce Balk Architect, Gary Miller representing the owner, and Kreg Maheu of DMK presented their new plans. Density was reduced to 12 units. Buffer zones were 7' on the North and 4' on the South. Thirty-seven (37) parking spaces were created. Water retention plans were not finished; Kreg assured the committee the plan to use the boat basin with a weir would handle 10 inches of storm water in 24 hours with an additional foot of retention before overflow.

Tom Dignam moved that, the application for exemption from the Interim Development Controls be approved with clarifications and approval of three (3) concerns. (1) Setbacks of ½ the building height from the first floor joist (Waterfront ordinance) were correctly measured. (2) Setback and buffer requirements of MCT boarding on MMF were properly applied. (3) Walkway easements were provided from Beach Rd. to the Bay and Beach Road to the Gulf and not encumbered. The motion was seconded by Jack Stefany. Motion carried unanimously (5-0).

Pelican Landings 2700 N. Beach Road

The committee reviewed plans to add an addition of 415 sq. ft. to the existing Club House. Jack Stefany made a motion and Jack Landis second to declare "no exceptions taken to the plans" The motion carried unanimously (5-0).

Adjournment

Tom Dignam moved to adjourn the meeting. The motion was seconded by Jack Landis and approved unanimously.

Respectfully submitted,
BJ Galberaith