



louvers. The original hipped element has been replaced with a louvered gable in keeping with the roofs on the four story end elements. The staff believes that the applicant has satisfactorily met the Board's previous conditions for approval. The applicant was not available at today's meeting for questions or comments.

The Board discussed the submission and agreed with the staff's recommendation to approve the application. At the completion of final comments, Chairman Caretsky requested that a motion be made.

Ms. Moffett made a **motion** to **approve** today's Bluewater Condominiums' application as presented by the staff. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**Coral Sands - Pope Avenue** – Mr. Roan presented a brief review of the project. The Board tabled this application at their December 8, 2009 meeting with the request that staff provide them with copies of the applicant's past submissions and approvals. The staff provided the Board with the requested information from the applicant's 2003 submission as part of today's meeting packet.

The applicant stated, in their letter dated October 2003 (for the Final Review submission), that the pool area structures would be submitted at a later date. As such, many of the materials under review are being submitted for the first time. The original pool building reflects comments from the Board's previous review and includes the addition of a service yard. The staff had recommended that the vinyl fence be denied in favor of a wood alternative.

Today's application identifies the finishes; however, it does not provide cut sheets for some of the elements. In addition, it does not specify the deck finish or supply the control joints as previously requested by the Board. However, the application is in keeping with the *Design Guide* overall, and the staff recommends approval with consideration given to the above mentioned issues.

Mr. Roan presented statements on behalf of the Natural Resources Department regarding the landscape plan. The staff is concerned with the need to protect an existing Live Oak tree (in regard to the location of the boardwalk and the placement of landscaping.)

The staff and the Board discussed the applicant's landscape plan, details of the proposed bridge, the column detail, and the use of cultured stone. The applicant provided brief comments in support of the application. At the completion of the discussion, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** today's Coral Sands' application with the following conditions: (1) the boardwalk located underneath the Live Oak tree shall be extended to the drip line of the tree; (2) the applicant shall remove the landscaping that is located underneath the drip line of this Live Oak tree; (3) with regard to the pool house building, the applicant shall make the fencing located around the air handler units consistent with the powder coated fencing located elsewhere on the site. Mr. Smith **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**45 New Orleans Road** – Mr. Roan presented a brief review of the project. At the application’s previous review, the Board requested that the applicant provide additional details regarding the methods of construction. The Board also requested additional information regarding the side elevations and the landscaping.

In addition, the Board recommended that the applicant increase the roof pitch to 4:12. The applicant has responded to this recommendation with a 3:12 pitch alternative. The staff believes that the 3:12 alternative may be more successful. Providing some depth to the proposed gable parapet may also provide some additional substance.

The applicant has specified that podocarpus and fig vine are to be planted on the side elevations. The staff feels that the applicant has satisfactorily met the conditions of the Board’s previous review. At the completion of the staff’s presentation, Chairman Caretsky requested that the applicant make his presentation.

The applicant, Mr. Charlie Romano, presented statements in support of the application. The Board and the applicant discussed several design issues as well as the landscaping plan. The Board complimented the progress of the project. At the completion of final comments, Chairman Caretsky requested that a motion be made.

Mr. Sodemann made a **motion** to **approve** the 45 New Orleans Road application with the following conditions: (1) the applicant shall use the 3:12 roof pitch; (2) the applicant shall abide by the recommended landscape planting on the side elevations as discussed today; (3) the applicant shall add a louver element on the gable structure, surface mounted, as discussed today. Chairman Caretsky **seconded** the motion and the motion **passed** with a vote of 4-0-0.

**IX NEW BUSINESS**

None

**X APPEARANCE BY CITIZENS**

None

**XI ADJOURNMENT**

The meeting was adjourned at 2:10pm.

Submitted By:

Approved By:

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Kathleen Carlin  
Administrative Assistant

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Marvin Caretsky  
Chairman