

# ARC New Construction Checklist (as of 4-25-2023)

Project Number:  
 Property Address:  
 Primary Reviewer:  
 Secondary Reviewer:

Initial Submittal Date:  
 Comments:  
 Resubmittal:  
 Approval:

## Applicant to fill in all blue shaded sections and submit with plans

In accordance with DR-13 and VIHA Board directives, all construction plans for new dwelling units will use this 2-person checklist during the review and approval process.

The use of the checklist does not obviate the absolute requirement to approve plans in strict accordance with the Venetian Isles Homeowner Association's body of Deed Restrictions and protective covenants. If in doubt, the affected ARC members shall reference the expanded ARC checklist or make reference to the pertinent deed restriction.

This completed checklist will have been initialed in every appropriate item and will be signed by both the primary and the secondary ARC member. The completed, and signed, form will be retained in the permanent ARC files.

DR #9.D Any construction or installation under this Deed Restriction shall commence only after approval, under Deed Restriction #13, of the Venetian Isles Homeowners Association, Inc. Architectural Review Committee, and, if so required, only after approval of other licensing or permitting authorities.

Plans will be returned, without review, unless the following critical items, as a minimum, are clearly spelled out in the plans:

Checklist Item	Comment or Note	DR Item	Approvals	
			Primary	Secondary
<b>Land Use DR's</b>				
1. Except as hereinafter provided, all lots in the subdivision and all lots enlarged or recreated by the shifting of side property lines are <b>restricted to the use of a single family</b> , their household servants and guests exclusively for residential purposes. <b>Only one residence may be built on one building lot.</b>		DR 1 & 6		
2. Except as hereinafter provided, all lots in the subdivision and all lots enlarged or recreated by the shifting of side property lines are restricted to the use of a single family, their household servants and guests exclusively for residential purposes. <b>Only one residence may be built on one building lot.</b>		DR 1		
3. No lot or any parcel of land in this subdivision shall be used at any time for parking a trailer or any other building for temporary habitation, and no building or dwelling shall be moved on to any lot or parcel, however, temporary sheds or small buildings necessary to the construction of permanent dwellings may be used for the purpose of such construction and may remain on the land for a maximum of 120 days or until the time of completion of the dwelling, whichever is sooner.		DR 2		
4. This restriction and Protective Covenant ("Deed Restriction") concerns setbacks and exclusions. (In accordance w/ Amended DR-3) A. Notwithstanding any approval by the City to the contrary, no building or structure shall be erected or placed:				
(1) Closer than 25 feet to the front-yard property line (the right-of-way line at the front of the property);		DR 3.A.1		
(2) Closer than 7 ½ feet to the interior side-property line (the line dividing the property from the adjacent property to the side), except where two adjacent lots are owned by the same person(s)/entity and have been combined, for the purpose of constructing one residence on such combined lots, after approval by all governmental agencies having jurisdiction over the lot;		DR 3.A.2		
(3) Closer than 15 feet to the street-side property line (the right-of-way line at the side of the property) for a corner lot;		DR 3.A.3		
(4) Closer than 15 feet to the centerline of the seawall cap, for a waterfront lot;		DR 3.A.1		
(5) Closer than 20 feet to the rear-yard property line, for an interior lot (a lot within the block formed by Carolina Ave NE and Carolina Cir NE)		DR 3.A.1		

<p>5. The following are permitted encroachments into side and rear yard setbacks under this Declaration unless otherwise prohibited by the City code. Limitations, such as noise attenuation, will apply under Deed Restrictions in this Declaration:(In Accordance w/ Amended DR-3)</p> <p>A. Notwithstanding any approval by the City to the contrary, no building or structure shall be erected or placed:</p>				
<p>(1) <b>Air-conditioner compressor units and pool equipment, but no closer than 4 feet to the interior side-yard property line</b>, no closer than 9 feet to the street side-yard property line for corner lots, and no closer than 10 feet to the rear-yard property line. <b>Same applies to generators.</b></p>		DR 3.B.1		
<p>(2) <b>Wing walls for storage of trash and recycling cans.</b> Wing walls shall be at least 4 feet high and shall extend from the dwelling wall no more than 4 feet.</p>		DR 3.B.2		
<p>(3) <b>Rear screen enclosures for pool and/or deck, but no closer than 10 feet to the rearyard property line</b> (side-yard setback requirements remain as stated in subparagraph A).</p>		DR 3.B.3		
<p>(4) <b>Swimming pools with a water surface no closer than 10 feet to the landward face of the seawall cap</b>, if the cap is more than three years old at the time of construction.</p>		DR 3.B.4		
<p><b>Construction Restrictions DR's</b></p>				
<p>6. All dwellings erected in the subdivisionAll dwellings erected in the subdivision shall meet the standards of the Southern <b>Florida</b> Building Code, as amended from time to time by such municipality as may have jurisdiction of any lot within the subdivision except that <b>roofs shall be of tile.</b></p>		DR 8		
<p>7. This Restriction and Protective Covenant (“Deed Restriction”) concerns the permitted height of dwellings Per DR-9</p>				
<p>A. No part of any dwelling, or any appurtenance thereto (including but not limited to turrets, towers, or cupolas), shall be constructed more than 36 feet above the Base Flood Elevation. In the year 2006, this equates to Elevation 9 Mean Sea Level (MSL), according to the federal Flood Insurance Rate Map.</p>		DR 9.A		
<p>B. <b>The roof system over the dwelling shall have a minimum pitch of 5:12 (vertical:horizontal)</b>, except that the roof over an addition or renovation to anexisting dwelling may have a pitch that matches that of the remaining pitched roof.</p>		DR 9.B		
<p>C. The vertical walls at the perimeter of the dwelling shall rise from the ground only (no “stilt” houses.)</p>		DR 9.C		
<p>8. All dwellings shall have a minimum of <b>85% of the first-floor walls of masonry construction</b>. The second story may be of frame construction. Garages are to be enclosed and must be large enough to accommodate at least two cars. There shall be no gravel driveways or yards. This does not preclude gravel covered flower beds abutting building walls or in the yard providing they are not used to transcend the “no gravel” yards provision of this restriction. Yards will be sodded prior to occupancy.</p>		DR 10		
<p>9. All dwellings shall have a minimum of 85% of the first-floor walls of masonry construction. The second story may be of frame construction. <b>Garages are to be enclosed and must be large enough to accommodate at least two cars</b>. There shall be no gravel driveways or yards. This does not preclude gravel covered flower beds abutting building walls or in the yard providing they are not used to transcend the “no gravel” yards provision of this restriction. Yards will be sodded prior to occupancy.</p>		DR 10		

<p>10. All dwellings shall have a minimum of 85% of the first-floor walls of masonry construction. The second story may be of frame construction. Garages are to be enclosed and must be large enough to accommodate at least two cars. <b>There shall be no gravel driveways or yards.</b> This does not preclude gravel covered flower beds abutting building walls or in the yard providing they are not used to transcend the “no gravel” yards provision of this restriction. Yards will be sodded prior to occupancy.</p>		DR 10		
<p>11. All dwellings shall have a minimum of 85% of the first-floor walls of masonry construction. The second story may be of frame construction. Garages are to be enclosed and must be large enough to accommodate at least two cars. <b>There shall be no gravel driveways or yards.</b> This does not preclude gravel covered flower beds abutting building walls or in the yard providing they are not used to transcend the “no gravel” yards provision of this restriction. <b>Yards will be sodded prior to occupancy.</b></p>		DR 10		
<p>12. Pool Pump Filters may be installed along the sides of the residence to meet technical and or esthetic requirements. Such an installation on the side of any residence is subject to the provision that should neighbor complaints be received with regard to noise emission, the owner of the facility will be responsible for installation of an appropriate sound cover over the pump to minimize the noise.</p>		DR 12		
<p>13. <b>All houses shall have a minimum of twelve hundred square feet for living area, exclusive of porches and garage.</b> All construction plans for house structures, walls, fences, screen enclosures or any other structure of a permanent nature, shall be approved by Sibley Homes, Inc. for lots to which they hold title and the Venetian Isles Homeowners Association for all developed properties.</p>		DR 13		
<p>14. No above the ground swimming pools (one in which the filtered water level of the pool is above the elevation of the graded terrain surrounding the residence) will be constructed, erected or otherwise transported and positioned on any home site within Venetian Isles, regardless of type, configuration brand or quality of construction. This does not exclude use of small (10 to 30 Gal.) wading pools for children.</p>		DR 14		
<p>15. Tool sheds or auxiliary buildings which are not constructed as an integral part of the residence consistent with the City Building Codes, Ordinances and Deed Restrictions as set forth herein are expressly prohibited.</p>		DR 15		
<p>16. Any homeowner undertaking the installation of a Solar Energy System in his residence, involving an array of visible solar collectors, whether they support a system of pool heating, domestic hot water, household heating or cooling or power generation, will endeavor to balance operational requirements of the system with basic and architectural esthetics. To the extent practicable, solar collectors will be positioned in such a manner as to be as inconspicuous as possible at elevated levels. The use of extensive ground arrays should be undertaken only as a last resort.</p>		DR 16		

Fencing				
23. Chain link Fencing --- Not > 48 inch		DR 22		
Non-chain-link fences and gates may be erected using wrought iron or wrought aluminum materials with the following restrictions:				
24. Picket Fencing - City Code specifies opacity of 25% or less, excluding Vertical support posts. The following dimensional criteria will insure compliance with City Code and ARC requirements.		DR 53		
A. Specifications				
(1) Colors shall be black or bronze.		DR 53 Item A.1		
(2) Construction shall be two- or three-rail.		DR 53 Item A.2		
(3) Spacing between line posts and/or corner posts shall not exceed 8 feet.		DR 53 Item A.3		
(4) Spacing of pickets shall not be less than 3 ½ inches between any two adjacent vertical members.		DR 53 Item A.4		
(5) Height shall not exceed 52 inches on all vertical members to include any spears or finials measured vertically from the highest point along any point of the fence assembly to the ground directly below; gate height shall not exceed 76 inches on all vertical members to include any spears or finials measured vertically from the highest point along any point of the fence assembly to the ground directly below.		DR 53 Item A.5		
(6) Dimensions:				
(a) Corner posts shall not exceed 3 inches in any horizontal dimension.		DR 53 Item A.6.a		
(b) Line posts shall not exceed 3 inches in any horizontal dimension.		DR 53 Item A.6.b		
(c) Top and bottom horizontal rails shall not exceed 1 inch in any dimension except length.		DR 53 Item A.6.c		
(d) Pickets (vertical members between posts) shall not exceed ¾ inch in any horizontal dimension.		DR 53 Item A.6.d		
B. Placement of fencing described above is limited to:				
(1) At or near-parallel to the property line on the sides of the dwelling, extending from any point behind the front of the dwelling toward the rear boundary of the property; and/or		DR 53 Item B.1		
(2) Along the rear boundary line of the property; and/or		DR 53 Item B.2		
(3) At an angle from fence lines described in (1) and (2), to a point alongside the dwelling and not past the front of the dwelling nor past the rear of the dwelling.		DR 53 Item B.3		
Chain link and fencing as defined above may be used together or separately while complying with the provision of DR-22 and DR-53.		DR 53		

<b>Primary Approver</b>	<b>Secondary Approver</b>
Print Name:	PRINT NAME
Signature	Signature
Date Approved	Date Approved