

Frequently Asked Questions

I need to replace a few deck boards and replace a few roof shingles. Do I need to submit an Architecture Review Application?

No. For renovations, Board approval is required only for “alteration to the exterior of any existing building.” Such normal repairs as replacing individual deck boards or individual shingles do not alter the exterior of the building and do not require Board approval.

However, if you’re replacing the entire deck or entire roof, you will likely be changing the exterior of the building and need to submit an Architectural Review Application Form for Board approval.

How long does it take to get Board approval for my renovation?

The answer depends on the timing of the next regularly scheduled Board meeting. To abide by Florida Statute 720.303, Gulf Pines Board approval or disapproval of architectural reviews are normally performed during regularly scheduled Board meetings. The Board typically meets on the third Wednesday of each month during October through April. At other times the Board will make arrangements to approve applications on a timely basis.

When you submit an Architectural Review Application to Island Management, they send a copy of the application to the Gulf Pines Board and to the Architectural Committee. The committee may request any missing information, will review the application for conformance to our Deed Restrictions, Guidelines and Standards, then make a recommendation to the Board. The Board will vote on approval of the application at the next scheduled Board meeting. The Board must respond with any objections within 30 days of receiving all pertinent information.

How long does it take to get Board approval for painting my house?

It depends on whether you’ve selected pre-approved colors from the Gulf Pines Standards. One of the advantages of using pre-approved paint colors is shortened timing. When you submit the Architecture Review Application with your selected pre-approved colors, the Architecture Committee will review the application. Since the Board has already approved the use of colors listed in the Standards, the committee may notify you and the Board that the color selection meets the pre-approved color criteria and you may proceed with painting. The Board will record the application and confirm their pre-approval at the next Board meeting.

If choosing colors other than from the pre-approved standards, the color choice requires Board approval and the timing will be the same as renovations.

How long does it take to get Board approval for major remodeling?

Major remodeling may require architectural drawings, site plans, material lists, etc. In many cases, the committee will consult with an independent licensed architect to help review the design proposal and request clarification or pertinent information. When all information is compiled the committee will make a recommendation to the Board. The Board then votes at the next scheduled meeting. The Board must respond with any objections within 30 days of receiving all pertinent information.

How long does it take to get Board approval for new construction?

New construction requires approvals from the Sanibel Planning Department, then the Sanibel Building Department. According to the Planning Department, those approvals typically require one to three months. Along with that process, the architectural drawings, site plans, drainage plans, material lists, and other details will be reviewed by our independent licensed architect. When all information has been reviewed by the independent architect, the committee will make a recommendation to the Board for review and vote at the next scheduled Board meeting. The Board must respond with any objections within 30 days of receiving all pertinent information.

What is the difference between trim and frame?

Window trim and window framing are totally different. Window and door **trim** is added by the carpenters around the windows and doors to cover the rough door and window opening after the window is installed. Window and door **framing** is part of the units shipped from the factory. In many cases the frame is vinyl and cannot be painted.

The Gulf Pines Standards say that we should avoid colors with high contrast. How do the Architecture Committee and Board determine what is acceptable contrast?

Acceptable contrast is determined by the ratio of Light Reflectance Value (LRV) of two adjacent colors. This is the same method that is used by architects and designers. LRV is based on a scale of 0 to 100, with 0 being pure black and 100 being pure white. The LRV of any color can be found on the paint manufacturer's website.

Contrast ratio is $(LRV_1 - LRV_2)/LRV_2 \times 100\%$, where LRV_2 is the higher number of the two colors. For example, in the combinations shown in the Standards, Gray Horse LRV is 49; Moonshine LRV is 67. The contrast ratio is $(67-49)/67 \times 100\% = 27\%$. You may find this computation helpful in making your own selections.

Acceptable contrast ratio between body and trim colors is anything below 40%, which is mid-range and about 10 points higher than the average of example combinations shown in the Standards.

I couldn't find a suitable color in the pre-approved Benjamin Moore colors. How do I request approval for my color choice?

Please list the brand name and color in the appropriate space on the Architectural Review Application Form. In most cases the committee can view the color on the manufacturer's website. You may also include a color sample with your application. The committee will review that the color is consistent with the pre-approved colors in the standards.

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