

**Architectural Review Board
Meeting Minutes
September 23, 2021**

Board Present: Jordan Berliner; Chairman, Carlton Dallas, Brad Hix, Bob Manne, Don Schnackel, James Slavetskias, Dale Strecker, Jack Toti, Bob Zinn.

Absent with notice: Dale Strecker

Staff Present: Michele Chisolm

Call to Order: 7:55 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for August 26, 2021. Don Schnackel seconded the motion. The August Meeting Minutes were unanimously approved as amended.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on September 23, 2021. Carlton Dallas seconded the motion. The September ARB Meeting was adjourned at 9:40am.

Appeal:

Lot 10 Sam's Point Lane #8
Golab

Case: 7990

The Property Owner met with the ARB to appeal the Board's decision to deny the 12' variance in the rear to build a swimming pool above 18". After careful consideration, the Board upheld their decision to deny the variance.

Submissions:

1. Lot 34 Dolphin Point Lane #28
Coastal Oaks Development

Case: 8882

Final Review: Submitted plans requesting a 5' variance for new construction of a single-family home. The plans submitted were granted a Final Approval. The color selections were approved. A final approval letter was forwarded to the Owner and Contractor.

Comments from the Board:

- The landscape plan was denied. A new landscape plan must be re-submitted prior to the completion of the new construction.

2. Lot 9 Dolphin Point Lane #6
Butler

Case: 8877

Final Review: Submitted plans for new construction of a single-family home. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner.

Comments from the Board:

- The exterior color selections and landscape plan must be re-submitted before the completion of the project.

3. Lot 77 Myrtle Bank Road #65
Oslund

Case: 8825

Final Review: Submitted plans to add a bonus room above garage. No landscape plan required. The plans submitted were granted a final approval. A final approval letter was forwarded to the Owner.

Comments from the Board:

- A copy of the structural drawings must be provided to the ARB Staff.

4. Lot 154 Whispering Pines Court #9 Case: 8326
Frazier
Final Review: Submitted requesting to install a swimming pool in the rear. The plans submitted were granted a Final Approval. A 2' variance was approved in the August ARB Meeting. A final approval letter was forwarded to the Owner and Contractor.
5. Lot 336 Isabella Court #2 Case: 7243
Esquivel
Final Review: Submitted plans to install a swimming pool in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
6. Lot 12 Raintree Lane #26 Case: 6941
Zwickl
Final Review: Submitted plans to install a swimming pool in the rear. The plans submitted were denied.
- Comments from the Board:
- The pool layout needs to respond to the layout of the house.
7. Lot 95 Myrtle Bank Road #77 Case: 6498
Fiorillo
Concept Plans: Submitted concept plans to install a swimming pool in the side rear. The conceptual plans submitted were approved with comments. The Board encourages the Owner to move forward and submit final plans.
- Comments from the Board:
- The pool dimensions in the notes section are not consistent with the pool dimensions on the pool drawing.
 - Explore other designs to give you more pool space, such as extending it towards the side setback line.
 - Verify pool setback line in correlation to the property line. The guidelines reads that the outer edges of the pool deck shall be no closer than 10' to the property line. The Board believes it is measured at 10' but the dimension on the survey reads 30'.
8. Lot 90 Black Rail Lane #1 Case: 6237
Dolan
Concept Review: Submitted concept plans to install a room in the rear and renovate the kitchen. The conceptual plans submitted were approved with comments. The Board encourages you to move forward with another concept, or preliminary plans for new construction.
- Comments from the Board:
- The room addition must be outline on the survey showing where the property setbacks. If the room addition extends beyond the setback line, you must decrease the size of the room or request a variance at the next ARB Meeting. The site plan shown on the drawings does not show the setback line.
9. Lot 229 Cypress Marsh Drive #38 Case: 5421
Douglass
Concept Review: Submitted a site plan requesting a variance to add steps in the rear of the deck. The plans submitted were denied.
- Comments from the Board:
- The existing deck already exceeds the setback requirements for a patio lot.

10. Lot 48 Hickory Forest Drive #25 Case: 8875
Larsen

Final Review: Resubmitted an exterior color selection for the main body and a revised drainage plan. The new color selections and revised drainage plan were approved. An approval letter was forwarded to the Owner and Contractor.

Administrative:

11. Lot 278 Headlands Drive #91	Driveway	Case: 6435
12. Lot 147 Gray Fox Lane #5	Driveway	Case: 7221
13. Lot 529 Seabrook Drive #277	Door	Case: 7374
14. Lot 59 Foxbriar #3	Pool Resurface	Case: 7141
15. Lot 120 Rookery Way #57	Patio	Case: 5821
16. Lot 520 Flagship Lane #28	Deck	Case: 7733
17. Lot 5 Towhee Road	Driveway	Case: 6419
18. Lot 55 Bayley Point Lane #11	Driveway/Pool Resurface	Case: 7800
19. Lot 365 Headlands Drive #129	Landscape	Case: 6548
20. Lot 1 Conservancy Court #4	Driveway	Case: 7773
21. Lot 20 Pineland Road #52	Driveway	Case: 5150
22. Lot 14 Adventure Galley Lane #5	Driveway	Case: 7571

September Fees

Review Fees:	\$ 3,900
Administrative Fees:	\$ 700
Total Monthly Review Fees:	\$ 4,600
Y.T.D.	\$ 101,075

Monthly Tree Mitigation Fees:	\$ 622
Y.T.D.	\$ 12,942

Monthly Fines Collected:	\$ 0
Fines Y.T.D.	\$ 1,200

The next scheduled ARB Meeting will be October 28, 2021.