

**Architectural Review Board
Meeting Minutes
February 24, 2022**

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

Absent with notice: N/A

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Minutes: Bob Manne motioned to approve the ARB meeting minutes for January 27, 2021. James Slavetskas seconded the motion. The January 2021 Meeting Minutes were approved as amended.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on January 27, 2022. Bob Manne seconded the motion. The February ARB Meeting was adjourned at 9:30 am.

Submission

1. Lot 77 Lenora Drive #5 Case: 8886
Adams
Final Review: Submitted final plans for review of a single-family home. The plans submitted were granted a Final Approval. The color selections have been approved.

Comments from the Board:
 - Pool plans must be submitted for approval prior to the completion of the construction. For swimming pools, see ARB Guidelines Sections 3.3 and 4.24.
 - The landscape plan must be submitted for review prior to the completion of the construction. For landscaping guidelines, see ARB Guidelines Section 5.0.
 - A copy of the structural plans must be provided to ARB Staff.

2. Lot 42 Brown Thrasher Road #25 Case: 8885
Schilling
Final Review: Submitted final plans for the review of new construction of a single family home. The plans submitted were granted a Final Approval Letter. A final approval letter was forwarded to the Owner and Builder with comments.

Comments from the Board:
 - Pool plans must be submitted for approval prior to the completion of the construction. For swimming pools, see ARB Guidelines Sections 3.3 and 4.24.
 - The landscape plan must be submitted for review prior to the completion of the construction. For landscaping guidelines, see ARB Guidelines Section 5.0.
 - Please submit your exterior colors to the ARB for approval.
 - The service yard needs to be extended out another 2' to allow room for service.

3. Lot 12 Stonegate Drive #23 Case: 8887
Kleinjan
Concept Review: Submitted concept plans for new construction of a single-family home. The conceptual plans submitted were denied. Several details were not in compliance with the ARB Guidelines. The Board encourages the Owner to re-submit revised plans to address the Board's comments.

Comments from the Board:

- S1: Show the elevation of the existing neighboring properties with the location. The elevations are not required in a concept plan, however knowing the neighbor's elevation is helpful in any stage. The datum is not correct. The survey was completed in January 2021. However, new flood zone map was approved in March 2021. The flood zones were changed. You will need to correct the drainage plan as well if your engineer has already started working on the plan. Please review the ARB Guidelines for enclosures. See Section 4.24.1. Enclosures must match the look and material of the home. Lanai type enclosure are not permitted. Service yards can encroach into the building setbacks, see section 4.12 You can square off the service yard. The driveway configuration needs to be revisited. The Board would give a 3'-4' variance if needed to bring the garage down to allow more space for the cars to move and landscaping.
- A1: Concerns regarding the location of the corner of the pool edge as it relates to the house.
- A2: Only one kitchen is allowed per residence. The words, Apt. Living with sink, dishwasher, refrigerator gives appearance of apartment with kitchen. The words bedroom or bonus room and removing the terms refrigerator and dishwasher may alleviate the appearance, see section 4.22.
- A3: Garage overhang needs to be reduced. Front door looks odd and unproportioned.
- A4: Enclosure as shown on pg. S1 does not meet requirements, refer to section 4.24.1
- A5: What is the material on the service yard. Refer to Section 4.24.1 Enclosure for details.
- A6: Restudy the windows and shutters.
- Survey: Correct the datum. Survey is dated January 2021. The new flood zones were approved in March 2021.

4. Lot 85 Pheasant Run Court#5
Pleasnick

Case: 5600

Final Review: Submitted plans to add an extension to the existing garage. The plans submitted were granted a Final Approval with comments.

Comments from the Board:

- The Board suggests removing the existing louver and replace it with siding to simplify the roof.
- The Board would grant a 3'-4' variance to square off the extension to help simplify the roof line.

Update: The Owner submitted revised the plan and squared off the extension. The revision brought the extension out 3' beyond the 20' building setback at the front corner. The plans were reviewed by ARB Member and granted an administrative approval. A final approval letter was forwarded to the Owner.

5. Lot 16 Dolphin Point Lane #20
Jennings

Case: 7117

Final Review: Submitted plans requesting to add a 1'10" variance to an existing 4'2" variance in the front to enclose an existing niche location along the right side of the home, add an addition, and other exterior and interior renovations. The total variance would be 6'. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Builder with comments.

Comments from the Board:

- The exterior color selection was not approved and must be re-submitted. White tones are discouraged. The Board needs a color sample to be shown on the home to review, or a new exterior color selection needs to be submitted.

6. Lot 38 Foxbriar Lane #10 Case: 5616
Munkres
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 with comments.

Comments from the Board.

- Provide information on the pool deck material.

Update: Pool deck material is travertine pavers.

7. Lot 28 Pineland Road #37 Case: 5044
Perkins
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 with comments.

Comments from the Board:

- A landscape plan is required and must be submitted prior to the completion of the project.
- The trees marked for removal are not in the scope of the pool location. The criteria of the trees must be determined by the ARB Tree Inspector before removal. If the trees are not in the scope of the project and does not meet the other criteria for removal, mitigation will be required.
- Please stake out the pool project so the Tree Inspector can evaluate the tree removal request.
- The pool elevation information needs to be corrected.

Administrative:

8. Lot 4 Pearl Reef Lane #14	Trellis	Case: 8487
9. Lot 136 Misty Morning Drive #6	Patio, Fire pit	Case: 7653
10. Lot 140 Cottonwood Lane #21	Spa	Case: 5830
11. Lot 99 Sawtooth Court #2	Door	Case: 5438
12. Lot 56 Foxbriar Court #3	Deck	Case: 5517
13. Lot 88 Kinglet Lagoon #5	Driveway/SY	Case: 5469
14. Lot 55 Bent Tree Lane #28	Window	Case: 6200
15. Lot 47 Sea Robin Court #6	Driveway	Case: 7489
16. Lot 24 Fernwood Court #24	Patio	Case: N/A
17. Lot 76 Edgewood Drive #44	Garage Door	Case: 6357
18. Lot 25 Big Woods Drive #26	Patio/Walk/SY	Case: 7479
19. Lot 40 Sea Robin Court #3	Doors/Slider	Case: 7366

February Fees

Review Fees:	\$ 4,700
Administrative Fees:	\$ 700
Total Monthly Review Fees:	\$ 5,400
Y.T.D.	\$ 9,325

Monthly Tree Mitigation Fees:	\$ 422
Y.T.D.	\$ 612

Monthly Fines Collected:	\$ 100
Fines Y.T.D.	\$ 100

The next scheduled ARB Meeting will be March 24, 2022.