

**Architectural Review Board  
Meeting Minutes  
March 27, 2020**

**Board Present:** Jordan Berliner; Chairman, Dale Strecker, Brad Hix, Bob Zinn,  
(Special-Quorum)

**Absent with notice:** Don Schnackel, Bob Manne, James Slavetskas, Jim Nasuti, John Heatherman  
(Meeting limited due to Coronavirus)

**Staff Present:** Michele Chisolm

**Call to Order:** 7:56 am

**Minutes:** Bob Zinn motioned to approve the ARB meeting minutes for February 23, 2020. Dale Strecker seconded the motion. The February Meeting Minutes were unanimously approved as amended.

Submissions:

**1. Lot 26 China Cockle Lane #18 Case: 8856**

**Pankow**

**Final Review:** Re-submitted plans for New Construction. The Board granted an Administrative Approval for the house construction only. The structure plans and the drainage plans were approved. The color selection was approved. The pool plans, pool barrier, and the landscape plans were denied.

Comments from the Board:

- Details of the pergola are required.
- The service yard fence needs to be at 4" starting height above slab.
- Pool plans are required.
- A landscape plan showing the pool, pergola and pool barrier (living fence) is required. Do not include the drainage plan on the landscape plan.
- The plant material and sizes for the living fence must be on the landscape plan.
- If you decide to eliminate the construction of the pergola, the pool barrier location will have to be revised.

Provide a copy of the revised plans showing the details of the pergola, service yard fence, and structure calculations to ARB Staff for Final Approval. Re-submit plans for the pool, pool barrier and landscape plan before the completion of the house structure.

**2. Lot 34 Herring Gull Lane #23 Case: 8862**

**Mosher**

**Final Review:** Submitted plans for New Construction. The Board granted an Administrative Approval for the structure of the home. The Board approved the landscape plans, and the color selection. The pool plans and the pool barrier have been denied and must be resubmitted.

Comments from the Board:

- Submit a new site plan showing the dimensions from the driveway to the property line.
- The pool did not hold 10' from the property line as required. The pool barrier must also be within the 10' hold.
- The Board disapproves of the number of pavers utilized in the rear.
- The pool on the site plan and drainage plan did not match.

- The plans did not show the structure details for the pool barrier.
- The Board requests that you double flag the 18" pine on the drainage plan located in the rear just outside the setback line marked X.
- Structure plans showing the calculations are required.

Update: A copy of the revised plans showing the driveway dimensions to the property line, and pool deck location holding 10' from property line, matching site and drainage plan, 18" pine double flagged have been provided to the ARB Staff.

**3. Lot 17 China Cockle Way #21** **Case: 5098**  
**Worthing**

**Final Review:** Submitted plans for a covered screen porch and pool addition. The plans submitted for the covered screen porch/patio additions were granted a Final Approval. The pool plans have been denied. The Board has denied your request for a variance for the pool addition.

Comments from the Board:

- The pool needs to be pushed back towards the planter.
- The pool must hold ten feet from the property line.
- The landscape cannot encroach onto POA property. However, you may submit a proposal to the POA Maintenance Committee to request permission to plant on POA property.
- Structural plans showing the calculations are required.

**4. Lot 384-Winged Arrow Court #3** **Case: 8034**  
**Zorch**

**Final Review:** Re-submitted plans for a pool addition with a pool barrier. The plans submitted to install a pool with concrete deck have been granted a Final Approval. The pool barrier has been granted Administrative Approval.

Comments from the Board:

- Additional room for the pool barrier may be granted. The landscape plan was updated to show two options for a pool barrier, but the location of the gates were not updated. The pool construction can proceed. Re-submit a new landscape plan with the pool barrier location before the completion of the project.
- The pool equipment enclosure needs to be at 4" starting height above slab.

**5. Lot 3 Prestwick Court #6** **Case: 6849**  
**Kearns**

**Final Review:** Submitted plans to enclose and screen in existing patio. Existing patio to be removed and replaced in the same footprint. The plans submitted for a screen porch enclosure have been granted a Final Approval, but a landscape plan is needed due to the removal of trees.

Comments from the Board:

- The Board suggest that you extend the slab about 18" so the roof line would not look odd.
- Submit a landscape plan before the completion of the project.
- You must provide a copy of the structural plans to the ARB.

**6. Lot 34 Brown Thrasher Rd #40** **Case: 5046**  
**Messin**

**Final Review:** Submitted plans for screen porch addition. The Board denied the plans for the screen porch addition. The rear deck is beyond the setback line. A variance request is required to go vertical with an enclosure.

Update: The ARB Board revisited this property via field inspection. The setback was not over as much as structure to the right. There is significant tree coverage between the property line and the golf course. The Board approved the variance via email consensus.

**7. Lot 39 Eagle Claw Lane #6  
Luck**

**Case: 5678**

**Final Review:** Submitted plans to convert an existing screen porch on an existing slab into a Carolina Room (living space). The plans submitted to convert the existing screen porch to a Carolina Room have been granted a Final Approval. The foundation and roof are shown as existing.

**8. Lot 19 Big Woods Drive #14  
Thomas**

**Case: 6217**

**Final Review:** Submitted plans for pool enclosure with colors and style to match existing columns. The plans submitted for a pool enclosure have been granted a Final Approval.

Comments from the Board:

- The Board requests that the Owner submit a plan that shows what the pool, slab and enclosure will look like.

**9. Lot 19 Eagle Claw Drive #37  
Chipman**

**Case: 5731**

**Concept Review:** Submitted plans to request two variances for a room addition in the rear. The conceptual plan submitted, requesting a 2.1' and ½' variance at the corners for a screen porch addition to the side rear, was approved. The next phase is to present preliminary or final drawings for a final approval.

**10. Village of Skull Creek  
Nebbia**

**Final Review:** A maintenance and repair project was submitted to:

- install stone pavers with composite decking on a portion of the boardwalk. and
- To build a footer and concrete retaining wall on the water side where needed.

The Base will be a cape cod grey substrate marine grade wood. The Board denied the plans due to the lack of information. The Board requests a detailed drawing to scale showing the dimensions of the area the pavers will be installed.

**Sign-off:** Lot 44 Pineland Road #3

Landscape plan

Case: 8845

**Administrative:**

11. Lot 220 Cygnet Court #1	landscape/wood	Case: 5005
12. Lot 44 Parkwood Drive #22	driveway	Case: 7923
13. Lot 161 Misty Morning Drive #25	driveway	Case: 6861
14. Lot 33 China Cockle Way #10	deck	Case: 5856
15. Lot 5 Dolphin Point Lane #3	pavilion	Case: 5152
16. Lot 45 Redstart Path #25	pavers driveway	Case: 6124
17. Lot 62 Old Fort Way #8	patio extension	Case: 8316

March Fees:

Review Fees:	\$ 3,350
Administrative Fees:	\$ 460
Total Fees:	\$ 3,810
<b>Y.T.D.</b>	<b>\$18,560</b>

Tree Mitigation Fees:	\$ 930
<b>Y.T.D.</b>	<b>\$ 4,327</b>

Fines Issued:	\$ 100
Fines Collected:	\$ 100
<b>Fines Y.T.D.</b>	<b>\$ 100</b>

The next scheduled ARB Meeting will be April 23, 2020.