

**Architectural Review Board
HHP POA ARB Board Room
Meeting Minutes
November 14, 2024**

Board Present: Jordan Berliner Chairperson, Brad Hix; Landscape Architect, Dale Strecker; Architect, JT. Landreth, James Slavetskas, Pat Smith, Jack Toti

Absent with notice: Bob Zinn

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Minutes: Jim Slavetskas motioned to approve the ARB meeting minutes for October 24, 2024, meeting. Dale Stecker seconded the motion. The October 24, 2024, Meeting Minutes were unanimously approved.

Meeting Adjourned: Pat Smith motioned to adjourn the November 14, 2024, meeting. James Slavetkas seconded the motion. On November 14, 2014, the meeting was adjourned at 09:00 am.

1. Lot 10 Oyster Shell Lane #26 Case: 8907
Schultz

Concept Review: Owner plans to demolish existing home and has submitted concept drawings for new construction of a single family home. It is the Board's consensus that the concept is good there are several issues that must be addressed for preliminary or final drawings.

Comments from the Board:

- Identify the location and elevation of the homes on the right and left of proposed property on the site plan.
- The garage has roof issues. The board suggests a higher pitch.
- The screen porch looks odd aesthetically. The board suggests that you look at alternative ways to better integrate it with the home. One option is to replace the proposed roof with a flat roof and a balcony.
- Add more fenestration to the elevations.
- Identify by name the material and exterior colors for the siding, garage, accents, soffit, and facia on the elevations.
- Reconsider the rear patio design. The layout seems tight, and the circulation would be difficult.
- The board did not approve the removal of the Lives Oaks the opposite sides of the driveway. The boards states that the layout of the driveway must be revised to save Live Oaks. The 38" Live Oaks are approved. The 12" Live Oak on the side of the proposed garage is not in the scope of the project and must be mitigated if it does not meet any other criteria for removal.
- The Board encourages you to move forward with preliminary or final review. The final plans must be full working drawings. Final review includes a copy of the stamped survey showing building setback lines, site plan (1/8-inch scale), tree and topo survey, elevation drawings of all four (4) sides, culvert inert elevations, finish floor elevations, spot grade elevations, adjacent property elevations, roof plan, drainage plan, window schedules, structure details, cross section details, wall section details, electrical plans, exterior colors, and materials (color board) landscaping plan and all that applies.

2. Lot 31 Dolphin Point Lane #34 Case: 6396
 Cardone
 Concept Review: Submitted concept drawings to add an upper deck to the front view of the home.
 The concept drawings submitted were denied. It looks odd aesthetically.

Lagoon to separate driveway from Lagoon. The landscape plan submitted was approved.

Discussion:

Update on recommendations to ARB Guidelines
 27 Hickory Forest Drive appeal
 Rookery Way Pool survey

Administrative Approvals:

- | | | |
|-------------------------------------|--------------------|------------|
| 3. Lot 333 Seabrook Drive #280 | windows | Case: 6641 |
| 4. Lot 102 Hickory Forest Drive #56 | pool resurface | Case: 7692 |
| 5. Lot 35 Parkwood Drive #21 | patio/fire pit pad | Case: 8175 |
| 6. Lot 10 Teal Lane #19 | driveway | Case: N/A |

Fees:

November Review Fees:	\$	400
November Administrative Fees:	\$	400
Total Fees:	\$	800
Y.T.D Fees:	\$	53,885
November Tree Mitigation Fees:	\$	0
Y.T.D. Fees	\$	5,212
November Fines:	\$	0
Y.T.D. Fines:	\$	1,450

The next scheduled ARB Meeting is Thursday December 19, 2024