

ARCHITECTURAL REVIEW COMMITTEE AGENDA
March 7, 2023
Administration Conference Room

<u>ARC Meeting Agenda 3-7-23</u>					
Public Comments					
Variances/Exceptions:					
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
1:05 p.m.	04/0104	46 Lookout Point	Barreras	Variance to allow a deck addition to be built that will extend past the 35' BRL by approximately 12.5'.	<i>Approved</i>
1:25 p.m.	15B/0018	508 Beaumont Court	Continental Landmark LLC	Exception to allow an additional 1% coverage for a new home (55% allowed; 56% proposed).	<i>Not Approved</i>
Violations:					
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
	06/0175	160 Windjammer Road	Smith	Non-Compliance: Trash in Yard	<i>Final Letter then GM</i>
	06/0439	70 Birdnest Drive	Meenan	Non-Compliance: Placement	<i>Final Letter then GM</i>
	09/0236	762 Ocean Parkway	Mills	Non-Compliance: Vehicle Parking	<i>Final Letter then GM</i>
	11/0270	759 Ocean Parkway	Masten	Non-Compliance: Junk Vehicle	<i>Final Letter then GM</i>
	13/0103	35 Cannon Drive	Lewis	Non-Compliance: Trash in Yard	<i>Final Letter then GM</i>
	15A/0117	1233 Ocean Parkway	Sonntag	Non-Compliance: Unregistered Vehicle	<i>Final Letter then GM</i>

ARCHITECTURAL REVIEW COMMITTEE

March 7th, 2023

PRESENT: John Dilworth, Susan Holt, Kevin Middleton, Beth Gismondi, Gary Murray.

ALSO PRESENT: Josh Vickers (Chief Inspector), Colette Horn (ARC liaison).

John called the meeting to order at 1:05 p.m.

46 Lookout Pt – Variance to allow a deck addition to be built that will extend past the 35' BRL by approximately 12.5':
Mr. Barreras came to the variance with Greg Wilkins (Surveyor) and Mark and Spencer Cropper (Attorneys), to present his case for the need for the exception to move outside of the 35' deeded BRL on the plat into the County 30' BRL. After the presentation, Susan made a motion to approve the exception, due to grounds of proof that many permits for the same allowance were issued in the same section. Kevin seconded the motion, and all were in favor.

508 Beaumont Ct – Exception to allow an additional 1% for a new home:

Gemcraft Homes representative spoke on behalf of the owners. He provided plans, permits, and MDE permits for submission. John, Susan, and Kevin spoke on their concerns towards allowing the exception to this property. They ask Gemcraft Homes and the owner to rework the plans to bring it into compliance without an exception needed. Susan made a motion to deny the exception as stated, Kevin seconded the motion but did request for amendments be added. John voted to deny the exception as stated. Motion carried to deny the exception.

Violations

The Committee unanimously agreed to send a final 15-day letter, then forward to the General Manager for action:

160 Windjammer Road	Debris Backyard
70 Birdnest Drive	Placement
762 Ocean Parkway	Vehicle Parking and Junk Vehicle
759 Ocean Parkway	Vehicle Parking and Junk Vehicle
35 Cannon Drive	Debris in Yard
1233 Ocean Parkway	Unregistered Vehicle

Susan made a motion to approve the final letter to be sent, Kevin seconded the motion, and all were in favor.

Minutes

Susan made a motion to approve the minutes of the February 21, 2023 meeting, Kevin seconded, and all were in favor.

Old Business/ New Business

John noted that he is still working on the Guidelines to clean them up and improve the problems CPI and ARC are seeing in the Community.

The ARC is requesting that homeowners come to the hearings with the most up-to-date survey. Josh confirmed that CPI gives all homeowners the most up-to-date survey if one is in file, or recommends that the homeowner get a new survey done, or recommends that they contact the County to see if they have an updated survey.

ARC requested that CPI provide with any new addition or permit a new up-to-date permit, which will be added to the ARC guidelines ASAP.

ARC asked for CPI to acquire all subdivision HOA Documents Rules and Regulations to be placed in ARC Guidelines per Section.

Adjournment

Kevin made a motion to adjourn the meeting, Susan seconded, and all were in favor.

The meeting adjourned at 3:27 p.m.