



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
June 11, 2019 – 9:30 AM
Omni Conference Center – Talbot Room
Amelia Island Plantation

ATTENDEES:

ARB: Kelli Allen, ARB Chair/ Omni Community Affairs Director
John Cotner, Architectural Consultant
Lee Poechmann, Architectural Consultant
Jeff Barnes, Architectural Consultant/ AIP Property Owner

**AIPCA/
Castle:** Patty Stewart, General Manager/ Castle Group
Cameron Thomas, Community Standards Coordinator/ Castle Group

Guests: Tommy Grimes, Jackye Rubin, Brian Richardson, Jose Miranda, Janice Bratches, Scot Hendricks, Ben Buchanan, Marilia Mattioly, Wanda Warner, David Tober, David Radcliff, Leslie Cabbage, Bevin Marchetti, Terri Walsh, and Mark Atkins.

The meeting was called to order at 9:30 AM

John Cotner provided two revisions to the May 14, 2019 meeting minutes as follows:

- Project #1 – “as required by the county” has been deleted from the last bullet.
- Project #6 – the word “garage” has been changed to “porch” – in the 1st bullet of the last paragraph. Sentence now reads – “Revise the hip roof over the porch to a gable to match the rest of the structure”.

The revised minutes were approved.

1. **Grimes Residence, 7 Red Cedar Road-** EID#1778
Final Review – Property Owner requests the permanent use of post/rope along the edge of his property.
Submitted by Tommy Grimes, Property Owner
Attendee: Tommy Grimes

Mr. Grimes reviewed the situation on Red Cedar regarding trucks & maintenance vehicles that continue to run over and damage his landscaping, irrigation and mailbox as they are making the turn on the narrow cul-de-sac. For that reason, he is asking the ARB permission to permanently keep post & ropes in the R.O.W. in front of his property.

John Cotner noted that from an aesthetic and safety perspective, post & ropes are not a viable solution for this type of situation. He further noted that there are many areas on AIP that have similar situations where there is very limited space for turning around or for contractor parking.

John recommends AIPCA take a comprehensive look at the roads on the entire Plantation, isolate the problem areas and address each individually to determine a long-

term solution for road safety and day-to-day maintenance. Patty Stewart, Castle General Manager agreed to review the situation with Kenny Walczak, Castle Property & Facilities Manager and the Common Properties Committee.

2. **Drew Residence, 18 Marsh Point Road- EID#1767**
Final Review – Landscape & Lighting Plan/ Existing Home.
Submitted by Brian Richardson, Beautiful Blooms Landscape
Attendee: Brian Richardson

The landscape/lighting plan was approved as submitted with the following conditions:

- Eliminate the five spot lights in the rear buffer area.
- Add a color legend to the plan that reflects existing lighting to remain, existing lighting to be removed and the net increase of landscape lights.
- Submit a revised plan via email for final approval.

3. **Andonian Residence, 6 Water Oak- EID#1752**
Final Review – Replace front courtyard wall with plant material, replace trellis/gate with new gate and modified trellis, replace existing pavers inside the courtyard and add stepping stones leading from the gate to the garage.
Submitted by Brian Richardson, Beautiful Blooms Landscape
Attendee: Brian Richardson

The front courtyard landscape plan was approved as submitted with the exception of the travertine stepping stones. Replace stepping stones with landscape/plant material.

The hedge buffer replacing the existing front privacy wall was approved with the following condition:

- Submit a detailed plan to scale for the new proposed trellis and gate including materials and colors.

4. **Bratches Residence, 3112 Sea Marsh Road, Marsh View Villas- EID#1764**
Preliminary Review – Enclose existing screen porch/ 352 SF.
Submitted by Jose Miranda, Architect
Attendee: Jose Miranda, Architect and Janice Bratches, Property Owner

Enclosure of the rear porch was approved as submitted with no rear deck expansion at this time. Mr. Miranda noted that once a new survey is obtained, expansion of the deck may be pursued depending on its location to the marsh edge buffer. The Marsh View HOA does not allow any structure to be built within the marsh edge buffer.

John Cotner noted that the Magnolia tree beside the rear deck cannot be removed if it falls within the marsh edge buffer. At this time, removal of the Magnolia tree is on hold pending receipt of a new survey.

5. **Casey Residence, 16 Beach Walker Road, Lot # 4- EID#1754**
Final Review – Landscape Plan/ New Construction.
Submitted by William Rushing, Rushing Construction, Inc.
Trey Dennard, Landscape Designer

The landscape plan was approved as submitted with the following condition:

- Mitigation for the 14 trees removed during clearing was not reflected on the plan. Add 7 indigenous trees, minimum of 30 gallon to the plan or make a donation to the AIP Foundation as per the ARB Tree Protection, Removal and Replacement Policy.

John Cotner was recused as he was the architect on this project.

6. **Hendricks Residence, 30 Long Point Drive-** EID#1748
Final Review – Add paver walkway, patio and fire pit.
Submitted by Scot Hendricks, Property Owner
Attendee: Scot Hendricks

The paver project was approved as submitted. The owner will submit at a future meeting a landscape plan to compliment the hardscape.

7. **Mason & Magnolia LLC (Model Home), 7 Belted Kingfisher, Patio Lot #101-** EID#1299.3
Preliminary Review – Landscape Plan/ New Construction.
Submitted by Ben Buchanan, Intact Construction Management Group
Attendee: Ben Buchanan

Approval of the landscape plan was withheld pending receipt of a revised plan that reflects the landscape within the context of the property as follows:

- Expand the plant beds around the existing clusters of trees.
- Eliminate the plant material on the patio wall side and replace with mulch as the 2' area is barely enough room for mature plant material.
- Cluster the plant material along the edge of the house as opposed to planting in straight rows.
- Per Ben Buchanan, mitigation will be handled via a donation to the AIP Foundation as the patio lot cannot reasonably handle additional trees. Ben noted that one additional tree beside the service yard was able to be saved so only 6 trees were removed during clearing.

Following a review of the landscape plan, a lengthy discussion took place regarding the 33" Live Oak that fell on the adjacent lot during clearing. The survey showed the tree to be located on 5 Belted Kingfisher (adjacent lot) however it was very close to the property line. Ben Buchanan stated that the tree was in bad shape and starting to uproot, as per the Lot Inspection, before clearing ever started. The ARB requested a copy of the Lot Inspection Report which was sent to them following the meeting.

The discussion continued as to who was responsible for the fallen tree and who would pay for having the tree removed as it is still there leaning on another healthy 36" Oak. Ben indicated that he was under the impression, as per an email last December from Shelia Cocchi that AIPCA would remove the fallen tree but the cost would come out of Ben's damage deposit. Patty Stewart, Castle General Manager indicated that she was not aware of that arrangement but would research and respond to Ben following the meeting.

8. **DuCharme Residence, 39 Beach Walker Road-** EID#1769
Preliminary Review – Add a pool with auto cover & move existing block walls to accommodate pool. Refurbish landscaping.
Submitted by Jane DuCharme, Property Owner
Contractor, John Garner/ Pools by John Garner

The conceptual plan for a pool was accepted by the board however a final review is pending a more detailed plan to include the following documents:

- Current topographic and tree survey with proposed tree removal noted.
- Site plan reflecting the footprint of the pool, retaining/privacy wall, pool equipment service yard and setbacks.
- Elevation for the privacy wall and service yard in relation to the house.

The items referenced above will be submitted for review at a future meeting.

9. **Tober/Warner Residence, 8 Marsh Hawk- EID#1725**
Preliminary Review – Renovate rear deck/walkway, replace rear doors, replace front porch lower level wooden deck with pavers, add turn around pad to driveway, driveway pavers pulled up/grade/reinstall/power wash & seal.
Submitted by Marilia Mattioly, MSM Pavers
Attendees: Wanda Warner & David Tober, Property Owners and Marilia Mattioly, MSM Pavers

Discussion on this project revolved around the use of Stonegate pavers for the base of the rear deck and continuing with a seating bench on the deck. John Cotner noted that in the past, stone or man-made materials have not been an accepted product for use around the foundation of the home. Discussion ensued as to whether Stonegate pavers fall in that category. After much discussion, the board concluded that Stonegate would be accepted in this situation since it is a natural product.

The project was approved as submitted with the following conditions:

- Stonegate color will be changed from Sierra to Glazier to better match the existing house.
- Stonegate pavers will be added to the wall surface of the existing home – the wall area left of the existing deck to the obvious break at corner of house creating a consistent look on rear of home.
- Submit a landscape plan at a future meeting that includes plant material in and around the new terrace to break up the long paver sections.

10. **Radcliffe/Cubbage Residence, 157 Long Point Drive Lot #5- EID#1159.1**
Preliminary Review – Landscape Plan/ New Construction.
Retroactive Review – New Flag Pole.
Submitted by Leslie Cubbage, Property Owner
Bevin Marchetti, Landscape Designer
Attendees: David Radcliff and Leslie Cubbage, Property Owners and Bevin Marchetti, Landscape Designer

Prior to the meeting Mr. Glenn Quackenbush, Property Owner at 150 Long Point voiced concerns to the ARB regarding potential drainage issues at 157 Long Point, new construction directly across the street from his property.

Mr. David Radcliff and Ms. Leslie Cubbage, Property Owners at 157 Long Point met on site with Glenn Quackenbush and Jeff Barnes, ARB member prior to the ARB meeting to review and discuss the drainage issue.

The drainage issue was reviewed at the ARB meeting along with the landscape plan which reflected a drainage grate at the driveway. Mr. Radcliff noted that following the conversation with Glenn Quackenbush and Jeff Barnes, Katie Peay, Nassau County Engineering Services conducted an site visit and concluded that the drainage grate in the driveway and 6” pipe running to the marsh were adequate to handle substantial rain/drainage.

In addition, Mr.Radcliff stated that he will have a surveyor evaluate the drainage situation including method for surface runoff should the drainage grate fail and he will provide that report to the ARB.

The landscape plan was approved as submitted with the following comments/conditions:

- The retaining wall on either side of the driveway is acceptable however the owner installed at his own risk and would have to remove at owner’s expense should there be a need to access utilities.
- Mitigation is required for the 23 trees removed during clearing. 12 are to be replaced on property with an indigenous species, minimum of 30 gallon or a donation made to the AIP Foundation.
- The 20’ flag pole was approved retroactively.

11. **Mathe Residence, 53 Sea Marsh Road-** EID#1765
Final Review – Rebuild existing rear deck & add a screen enclosure – no footprint change or trees impacted.
Submitted by Ann Pitman, Cotner Associates, Inc.

The plan was approved as submitted.
John Cotner recused himself as his office was the architect on the project

12. **Onofry Residence, 11 Sweetwater Oaks-** EID#1701.1
Follow-up Review – Revised location for pool/ screen enclosure with no trees impacted.
Submitted by Ronny Onofry, Property Owner

The revised location for the screen enclosure was approved with a recommendation to adjust the footprint slightly by extending it past the right side of the house and creating a rectangular footprint as opposed to an irregular design. The recommended footprint will require the removal of 1-2 small trees which was approved.

A design plan & elevations for the enclosure will be submitted at a future meeting.

13. **Walsh Residence, 41 Marsh Creek Road-** EID#1756
Retroactive Review – Paint exterior of home, front door, trellis and fence. Install a concrete driveway instead of previously approved pavers.
Submitted by Jonathan Vazquez, Rice Architect
Attendee: Mark Atkins, Studio Director Rice Architect

The exterior colors listed below were approved as submitted and the owner agreed to stain the driveway to match the required “Plantation Grey” color.

- Chime Gray-Mag068 - House/trellis/privacy fence
- Egyptian Blue-4011-7 - Front Door
- Mossy Gray-PFC-67 – Deck

14. **Gordon Residence, 15 Moss Oaks-** EID#1761
Final Review – Paint shutters & front door and replace front porch light fixtures.
Submitted by Emily Gordon, Property Owner

The exterior light fixtures for the front porch and color for the shutters were approved as submitted. The board denied the yellow and black color for the front door and recommended the trim around the door remain the same to match the rest of the house trim and a toned-down yellow color be chosen for the front door.

The meeting was adjourned at 11:50 AM

The next ARB Meeting – Tuesday, July 16, 2019/ 9:30 AM

Applications due by 5:00 PM - Friday, July 5, 2019.