

MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
August 13, 2019 – 9:30 AM
Omni Racquet Park Conference Center – Ibis Room
Amelia Island Plantation

ATTENDEES:

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

**AIPCA/
Castle:** Rick Mesard, President AIPCA Board of Directors
Patty Stewart, General Manager/ Castle Group
Cameron Thomas, Community Standards Coordinator/ Castle Group

Guests: Jeff Packer, Alden Howell, Shelly Rawls, Vic Buscaino, Herb Hilderbrand, Justin Laird, and Peter Coalson.

The meeting was called to order at 9:30 A.M.

The minutes from the July 16, 2019 meeting were approved.

Project Summary:

1. **Stevens Residence, 15 Sparkleberry Court Lot #21-** EID#1474.4
Final Review – Add a pool, fire pit and fence to previously approved new construction.
Submitted by Alden Howell, Project Manager
Attendee: Alden Howell

The pool project was approved as submitted. The board requested that the fence be placed in an organic fashion especially along the rear property line. The final fence plan will be reviewed along with the landscape plan at a future meeting.

2. **Hoot Owl Homes LLC (Model Home), 9 Wax Myrtle Lot #24-** EID#1770.1
Final Review – New construction of a (1) story single family home.
Square Footage: 3244 SF conditioned space, 478 SF covered porches, 742 SF garage, 4464 TSF
Submitted by Alden Howell, Project Manager
Attendee: Alden Howell

The final plans were approved as submitted with the following conditions:

- The 26” Oak on the rear will not be removed.
- Adjust the footprint of the driveway to save the 10” Oak.
- Submit a revised site plan via email reflecting the comments referenced above.
- The 66” Oak on the side must be protected during the entire construction process.
- Submit materials and colors for review via email.
- Submit a landscape plan within 60 days following the start of construction including mitigation for trees removed. The ARB Tree Protection, Removal and

Replacement Policy calls for trees removed during new construction to be replaced at a 1:2 ratio. However, in this case the two 36" Oaks will be replaced 1:1. Two additional trees will be mitigated on property or a donation made to the AIP Foundation.

Alden Howell will research the correct physical address for this property as the Property Appraisers website shows Lot 24 as a Sparkleberry address however the plans were submitted as a Wax Myrtle address. This will need to be resolved prior to permitting.

3. **Hoot Owl Homes LLC (Model Home), Lot 16 Wax Myrtle-** EID#1771.1

Final Review – New construction of a (1) story single family home.

Square Footage: 2937 SF conditioned space, 497 SF covered porches, 856 SF garage, 4290 TSF

Submitted by Alden Howell, Project Manager

Attendee: Alden Howell

Following a lengthy review of the site plan, the board requested the following changes:

- Adjust the footprint of the house to eliminate or reduce substantially the encroachment of the right rear corner.
- Rework aesthetics as follows:
 - >Eliminate the center column on the front porch.
 - >Adjust plate heights at left garage to align ridges.
 - >Adjust size of the front garage windows as they are larger than the house windows.
- Adjust the footprint of the driveway by angling it to the left for easier access to the garage as opposed to a straight shot.
- Submit a revised set of plans for review at a future meeting.

4. **Maguire Residence, 1 Oak Point Drive-** EID#1816

Final Review – Paint exterior walls and trim.

Submitted by Bob Maguire, Property Owner

The exterior paint colors were approved as submitted.

5. **Ozols Residence, 8 Water Oak Lot #5-** EID#1791.1

Final Review – New construction of a (1) story single family home.

Square Footage: 2735 SF conditioned space, 562 SF covered porches, 935 SF garage, 4235 TSF

Submitted by Shelly Rawls, Architect

Attendee: Shelly Rawls

The final plans were approved as submitted with the following conditions:

- Submit a cut for a new garage door as the design on the plan does not match the modern design of the house or the front door.
- The coloration for the metal roof and shingles will match.
- Submit a landscape plan within 60 days following the start of construction including mitigation for trees removed. The ARB Tree Protection, Removal and Replacement Policy calls for trees removed during new construction to be replaced at a 1:2 ratio or make a comparable donation to the AIP Foundation. Based on the approved site plan, 16 trees will be removed/ 8 mitigated.

6. **Shipwatch Villas, 1300 Shipwatch Circle-** EID#1831

Final Review – Review awning colors for elevator landings and main entry walkway selected to enhance previously approved exterior wall colors.

Submitted by Herb Hilderbrand, Construction Solutions, Inc.

Attendee: Herb Hilderbrand

The awning samples presented at the meeting were approved. Jeff Barnes will conduct a site visit with Herb Hilderbrand to ensure the previously approved wall & trim colors are applied in the correct location prior to commencement.

7. **Hishta Residence, 34 Salt Marsh Drive Lot #74-** EID#1827
Preliminary Review – New construction- (2) story single family home.
Square Footage: 3709 SF conditioned space, 871 SF covered porches, 913 SF garage,
5493 TSF
Submitted by Vic Buscaino, President Plantation Housing Corp.
Attendee: Vic Buscaino

The preliminary plans, colors and materials were approved as submitted with the following conditions:

- Clean up the site plan and clearly mark proposed tree removal.
- Add grading to the final site plan.
- Enlarge shutters to completely cover the windows.
- Recommend replacing pavers with mulch or coquina for the cart path.
- Lower the roof pitch of the tower as the scale of the tower appears to overpower the house and porch element below. Recommend tower at stair be cut down to align with single column bay below vs. two.
- Reduce the squatty appearance of the front porch by eliminating the center column and raising pitch of porch roof
- Submit a revised set of plans at a future meeting.

8. **Chaldares Residence, 2 Salt Marsh Drive Lot #58-** EID#1268.3
Final Review – Landscape Plan for new construction.
Submitted by Bruce Williams, Coastal Landscapes

The landscape plan was approved pending confirmation of mitigation:

- Add 4 additional trees to the plan to meet mitigation requirements or make a comparable donation (\$150 per tree) to the AIP Foundation.

9. **Nadeau/Pannone Residence, 9 Marsh Hawk-** EID#1829
Final Review – Replace existing garage door with new design/color.
Submitted by William Rushing, Rushing Construction

The garage door with clear or tinted glass was approved as submitted.

10. **Brenner Residence, 31 Marsh Creek Road-** EID#1834
Final Review – Replace 11 existing French doors with same style, size and color.
Submitted by Phillip Smith, Phillip Smith Custom Homes, Inc.

The project was approved as submitted.

11. **Haynam Residence, 10 Spotted Sandpiper Lot #94-** EID# 1836
Conceptual Review – Setbacks and tree removal for new construction.
Submitted by Justin Laird, under contract to purchase Lot #94
Attendee: Justin Laird

Following a review of the site plan, the board agreed that it appears the proposed footprint will fit within the required setbacks however the following comments were provided:

- Change the rear setback to 20' as per ARB Guidelines.
- Rotate the footprint of the house slightly to the left, in an effort to save the 18" Oak on the right property line. The rotation should not impact the 36" Oak on the left. Recommend allowing at least 5' between the footprint of the house and the 36" Oak. The rotation would also provide for a more attractive view of the home from the road.
- The open patio may encroach into the rear setback.
- Recommend wood construction with handrails as opposed to a concrete patio as the proposed rear concrete patio would be 4' above grade assuming an 8' minimum finished floor elevation.

- Tree removal within the R.O.W. will require approval from AIPCA as the R.O.W. is AIPCA common property. Jeff Barnes noted that the 48” Oak within the R.O.W. is not a great specimen and is actually two 24” trees grown from one base.

12. **Bornhauser Residence, 2 Heron Oaks Court Lot #14-** EID#1837
Final Review – Add a golf cart enclosure and paver walkway plus renovations to existing fence and gate.
Submitted by Peter Coalson, Architect
Attendee: Peter Coalson

The project was approved as submitted.

13. **Omni Amelia Island LLC, 10 Amelia Village Circle-** EID#1835
Final Review – Add new villa check-in signs to parking lot and building.
Submitted by Ernesto Rosa, Director of Rooms Omni

The signs were approved as submitted.

14. **AIPCA Common Property**
Final Review – Tree Inspection and Removal Recommendation
Submitted by Kenny Walczak, Property & Facilities Manager/ Castle

The ARB reviewed the tree evaluation and proposal to removal 35 trees on AIPCA Common Property. The board agreed that based on the arborist descriptions, there may be some trees that could be trimmed as opposed to being removed and all that are removed will be mitigated on common property except for those trees which are truly dead as described in the report. Cameron Thomas, Community Standards Coordinator noted that Kenny Walczak, Project & Facilities Manager will review the trees on site to determine if trimming is in order vs. removal.

The meeting was adjourned at 11:10 AM

The next ARB Meeting – Tuesday, September 10, 2019/ 9:30 AM

Applications due by 5:00 PM - Friday, August 30, 2019.