



ARB Meeting Minutes

Thursday, January 26, 2017 9:00am MacArthur YMCA South Meeting Room

Attending ARB Members: John Cotner (Town Architect), Ron Rasmussen, Jack Stumpff
Guests: Pete Wilking, A1A Solar
Susie Wood, Wood Development

OLD BUSINESS

Block 13 Lot 4 (1601 Lake Park Dr.) – John & Barbara Aitken Residence

Fence and door color change approved as submitted.

Solar Panels – ARB previously asked A1A Solar to restudy placement of the solar panels on the three front porch roofs to less visible locations from the street and public view. After onsite review, A1A Solar agreed to study alternate locations and will resubmit revised plan in future.

NEW BUSINESS

Block 6 Lot 10B (1860 Carnation St.) – First Florida Property Group (Jim Ramsey)

Garage remodel comments:

- 1) Alley setback – Adjust to comply with the 12' rear (alley) setback. Balcony may cantilever 2 to 3' similarly to a roof overhang but omit support columns to adhere to the 12' setback referenced above. Brackets may be utilized if advantageous.
- 2) Fenestration - utilize windows of a vertical proportion where ever possible such as at stairwell. On sides, pursue 2 windows on each side for balance and utilize muntin pattern similar to existing. Utilize a hip on proposed extension on alley side similar to courtyard side.
- 3) Lot coverage – verify improvements don't exceed the 85% lot coverage allowed.

Block 1 Lot 13 – Sally Buck Residence

Fence color change approved as either white painted or silver grey weathered stain.

Arbor/Play structure - It was determined one of two ways would be appropriate:

- Relocate play cubicle away from fence to isolate guardrail from fence or
- Incorporate guardrail as an extension of the fence in an integrated manner.

Town Center Block 1 Lot 5 – Spec Home Amelia Park TND LLC / Riverside Homes

Schematic plan comments:

- 1) Site
 - Indicate paving at r.o.w. all three sides
 - porch to be 8' depth minimum

- neck down front walkway to 4' minimum from landing to curb.
- provide dimensions of property lines.
- provide screening of hvac equipment via landscape and (or) screen wall.

2) Elevations

- explore slight change in plane at entry portico i.e. break in frieze from portico to porch shed.
- incorporate expression of beam at sides of porch and frieze at porch shed.
- add water table board at bottom of siding on all four sides of home.

1971 Neighbor Street – Abbott Addition

- 1) Roof color – New roof for the addition does not match the color of the existing roof. Either the existing roof will need to be re-roofed to match the recently added roof (preferred and most likely to succeed) or remove the recently added roof and replace with proper color.
- 2) Landscape Plan
 - existing native trees and vegetation, including Palmetto and Wax Myrtle shrubs, should be preserved wherever possible.
 - show existing vegetation on the landscape plan and incorporate new plantings accordingly.
 - screen the HVAC unit on the left side of the home from the street with shrubs.

Next scheduled ARB meeting: Thursday February 23, 2017 YMCA South Meeting Room