

Amelia Park

AMELIA ISLAND, FLORIDA



ARB Meeting Minutes

Thursday, February 23, 2017 9:00am MacArthur YMCA South Meeting Room

Attending ARB Members: John Cotner (Town Architect), Ron Rasmussen, Jack Stumpff

Guests: Fred Pugh, Bruce Gardner, Robert Bolan, Susan Wood

OLD BUSINESS

1971 Neighbor Street – Abbott Residence

Revised Landscape Plan approved as submitted. A/C unit should be screened from street with shrubs.

NEW BUSINESS

Block 18 Lot 7 (Perimeter Park Rd.) – Fred Pugh

Conceptual review of schematic site plan and building floorplan. Architectural design concept should evoke the same sense of Charleston character that has been established by built homes on adjacent properties. Side yard building setbacks should be consistent with setbacks on surrounding properties – 10' minimum from side lot line and 12' between structures.

Block 5 Lot 4 (Northpark Dr.) – Bruce Gardner

Review of schematic site plan and architectural elevation rendering concepts. Architectural design concept generally acceptable. Recommend that home be flipped on lot with driveway access on right (east) side.

Town Center Block 1 Lot 5 (Azalea St.) – Amelia Park TND LLC Spec Home – Susan Wood

Builder – Riverside Homes Architect - Cronk Duch Architecture

Final architectural elevations approved as submitted.

Landscape Plan comments:

- Existing native vegetation should be preserve wherever possible and incorporated into the landscape design. Recommend eliminating and/or reducing amount of sod at the side and front yard areas. Front yard should have no more than 25% lawn. Palm trees and existing trees should be incorporated into planting beds wherever possible.
- Front sidewalk width should follow landscape plan vs. site plan.
- Final landscape plan needs to be resubmitted for review/approval.

Block 5 Lots 1, 2, 3 (Northpark Dr.) – Michael & Emily Pattillo Residence

Architect – John Cotner, Cotner Associates

Final architectural elevations approved as submitted.

Preliminary Landscape Plan comments:

- Add landscape plantings (Podocarpus recommended) along driveway apron to screen garage from adjacent property to east.
- Provide plant list indicating quantity, spacing and size of all plant material.
- Final landscape plan needs to be resubmitted for review/approval.

Block 1 Lot 2 tract I (1769 Camellia St.) / Cottage Block 1 Lot 15 (1564 Northpark Dr.)

Lot reconfiguration request disapproved. Transfer of the “flagged” portion of Lot 2 to either Tract J or Lot 15 is not allowed per Section 2.4 of the Amelia Park Amended and Restated Declaration, which states “Lots may not be subdivided or separated into smaller lots, or any portion of a Lot separately conveyed”. As an alternative, ARB recommends recording a deed restriction on the lot to retain control of its future use.

Block 4A Lot 1 (15th Street) – Robert Bolan

Builder – D.S. Ware

Body color change approved as submitted.

Infrastructure discussion to support the future 23 Town Center Lots

Parking: APNA would like to utilize existing parking lots on Town Center Blocks 2 & 3 (until they are removed for the development of homes) for events at the Town Square/Pavilion. J. Stumpff to coordinate with Amelia Park TND LLC re: release of liability and liability insurance.

Mailboxes: Per discussion with the Amelia Park mailman Gary, there are a sufficient number of unused mailboxes at Town Square mailbox kiosk to serve the 23 future homes to be built on the Town Center lots.

Irrigation: Per agreement with Amelia Park TND LLC, APNA to provide water source for irrigation of future Town Center common areas. Current AP irrigation system cannot accommodate expansion without the addition of another pump at Simmons Lake (J. Higginbotham to coordinate). Need to map existing as-built irrigation system (Rusty to coordinate with Johnny Page Irrigation).

Next scheduled ARB meeting: Thursday March 30, 2017 YMCA South Meeting Room

