



ARB Meeting Minutes

Thursday, March 1, 2018 9:00am YMCA Hangout Room

Attending ARB Members: John Cotner, Michele Nielsen, Jack Stumpff, Rusty Footlik, Chairman

OLD BUSINESS

1881 Gardenia St. – Kelly Residence

Architect – Cotner Associates, Inc.

Roof material change to composite cedar shake approved as submitted.

NEW BUSINESS

Town Center Block 4 Lot 5

Builder – Riverside Homes

Conceptual Review - ARB comments regarding building type & lot specific requirements:

- 1) Will consider approving a home with less than two stories if the roof contains substantial sized dormers or gable as depicted in the photos you provided showing building massing of 1-1/2 stories.
- 2) Property is located within the T5 zoning category but the lot size does not fit into any of the lot size categories shown. ARB believes that Single Family House III building type most closely fits the lot size and should be followed. City of Fernandina Beach will make the final determination of the building type.
- 3) Following Urban Standards/Development Criteria to be followed as noted in the PUD and/or Deed Restrictions:
 - The front yard setback to be a minimum of 10'.
 - 12' vegetative buffer to be provided along the west side of the lot. Buffer shall not be utilized to satisfy building setback requirements.
- 4) Developer is to provide a community entry sign/sign easement (similar to Citrona Road/Park Ave. signage) at the south end of the 12' buffer.

Town Center Block 4 Lot 4

Builder – Riverside Homes

Schematic plan submittal comments:

- 1) Finishes – Provide colors and exterior finish element cut sheets.
- 2) Front sidewalk on S. 15th Street to be site verified.
- 3) Verify exact e/w building placement on site with regard to tree retention and provide a landscape plan at least 45 days prior to implementation

Town Center Block 4 Lot 2

Builder – Riverside Homes

Schematic plan submittal comments:

- 1) Finishes – Provide colors and exterior finish element cut sheets
- 2) Narrow front walk to porch to be secondary to sidewalk on South 15th St. Sidewalk on 15th will need to be indicated as well. In this area, abutting curb appears appropriate.
- 3) Verify exact e/w building placement on site with regard to tree retention and provide a landscape plan at least 45 days prior to implementation

1709 Lake Park Dr.

Two-car Garage Addition - Site Plan Submittal

Concept review comments:

Existing two large Live Oak trees will need to be preserved. Based on tree locations, a shift toward residence in two directions may preserve these trees. If shifted to align with existing garage wall, approximately 3 to 4' off corner, trees may be able to be saved but determination of exact placement will be required. ARB will consult with an arborist to determine required distance of proposed garage from trees necessary to preserve them.

1713 Lake Park Dr.

Handrail at front steps - Prefer to see one continuous grab rail vs. 2 rail sections to simplify and make handrail unobtrusive yet functional. A concealed mounting technique is preferred vs. plate mounting. This can be achieved with a concealed sleeve with set screw or epoxy set in bore.

Next scheduled ARB meeting: March 29, 2018 9:00am YMCA Hangtime Room