

CITY OF ATLANTIS
ARCHITECTURAL REVIEW COMMITTEE
260 ORANGE TREE DRIVE
April 29, 2015
8:30 a.m.

MINUTES

Present: Committee members Chairman Tom Lanahan, Vice Chairman John Everett, Richard Brown, and John Hixenbaugh.

Chairman Tom Lanahan called the meeting to order at 8:30 a.m.

Disclosures: Mr. Lanahan met with Jon Schmidt and Josh Nichols from Jon E. Schmidt & Associates regarding the proposed storage facility project. He spoke with William & Sheila Fox of 212 Walton Heath Drive regarding their application on today's agenda. John Hixenbaugh met with Mr. Schmidt and Mr. Nichols regarding signage for the proposed storage facility project.

Motion by Richard Brown, second by John Everett to approve the minutes of April 22, 2015. Motion carried 3-0.

Interim review of plans for proposed self storage facility at 4960 Military Trail. Present were Josh Nichols and Michelle Duchene from Jon E. Schmidt & Associates; architect Daniel Farmer; and owner Gary Cardamore. Mr. Farmer presented the changes to the elevations, including additional faux windows, increasing stucco around the building, more variation between the height of the metal panel and the parapet, a more enhanced cornice piece, and matching the north façade to the south façade. The access around the center building has been increased for improved turning radius. Proposed for the east side is a screened fence with landscaping instead of a wall. Mr. Cardamore stated that the state of the self storage market and the project's height restriction will limit improvements. The current proposal is a four-story building that looks like three stories; the committee gave support for an additional floor while staying within the ordinance requirements, which for this project is 55' from first floor slab to top floor ceiling.

John Hixenbaugh left the meeting.

Discussion item: Changes to exterior features of Tudor II North. Board member Doug Calhoun updated the committee on the project. The exterior will match existing using new materials. The color has not been chosen.

Plans were presented to install a 5' board on board wood fence with two gates in the recreational area at the Rio Vista Villas. The property is owned by the Rio Vista Villas Association. The color of the fence will match the pool house, and it will be landscaped to match what is around the pool. Motion by Richard Brown, second by John Everett to approve the plans. Motion carried 3-0.

Plans were presented to construct a new screened room at 530 Forestview Drive. The home is owned by Ray & Marilyn Blair. The project has HOA approval. The concrete, tile and paint are to match the home; the roof will be Saxony brown blend. Motion by John Everett, second by Richard Brown to approve the plans. Motion carried 3-0.

Plans were presented to install new pool coping, paver deck and water line tile at 229 Gleneagles Drive. The home is owned by Tom Shea. The coping and deck are Travertine. Motion by Richard Brown, second by John Everett to approve the plans. Motion carried 3-0.

Plans were presented to paint the exterior at 451 S. Country Club Drive. The home is owned by H. Patrick McCaffrey. The body will be Benjamin Moore 2131-60/Silver Gray, the trim and quoins BM PM-1/super white. The roof is white. Motion by John Everett, second by Richard Brown to approve the plans. Motion carried 3-0.

Plans were presented to install carpet on the stairs from 1st to 2nd floor and on 2nd floor walkway at 169 Atlantis Boulevard. The property owner is the Atlantis Regency HOA. The carpet is royal blue, the walls are grey. Motion by John Everett, second by Richard Brown to approve the plans. Motion carried 3-0.

Plans were presented to replace front door, install garage/golf cart door, and paint exterior at 341 Glenbrook Drive. The home is owned by Michele Piccione. The front door will be a long panel double door, the garage door will be short panel. The body will be painted HGSW 1455/Saxon Grey; the front door will be SW6249/Storm Cloud; the trim HGSW4002/White Gallery. The roof is white. Motion John Everett, second by Richard Brown to approve the plans. Motion carried 3-0.

Plans were presented to install a 4' black vinyl chain link fence at 217 Orange Tree Drive. The home is owned by Gerard Glynn. Motion by Richard Brown, second by John Everett to approve the plans. Motion carried 3-0.

Plans were presented to replace four windows at 212 Walton Heath Drive. The home is owned by William & Sheila Fox. The windows will have white frames. The house has white trim. Motion by John Everett, second by Richard Brown to approve the plans. Motion carried 3-0.

Plans were presented to replace three windows and four doors at 240 Walton Heath Drive. The home is owned by Philip & Julie Blumel. The windows will have white frames. The home has white trim. Motion by John Everett, second by Richard Brown to approve the plans. Motion carried 3-0.

Plans were presented to replace the roof at 476 Forestview Drive. The home is owned by Jane Poole. The project has HOA approval. The roof will be Saxony brown blend, the approved tile for this group. Motion by Richard Brown, second by John Everett to approve the plans. Motion carried 3-0.

Plans were presented to replace wood deck to match existing at 217 N. Country Club Drive. The home is owned by Richard Bulow. Motion by John Everett, second by Richard Brown to approve the plans. Motion carried 3-0.

Meeting adjourned at 10:30 a.m.

Note: A mechanical recording has been made of the foregoing procedure of which these minutes are a part, and is on file in the office of the City Clerk.