

CITY OF ATLANTIS  
ARCHITECTURAL REVIEW COMMITTEE  
260 ORANGE TREE DRIVE  
SEPTEMBER 28, 2016  
8:30 a.m.

MINUTES

Present: Tom Lanahan, John Everett, Richard Brown

Tom Lanahan called the meeting to order at 8:34 a.m.

Motion by Richard Brown, second by John Everett to approve the minutes of the September 21, 2016 meeting. Motion passed 3-0. There were no disclosures.

Revision to painting permit for 401 S. Country Club Drive. The home is owned by Christopher Baudo. This item was continued from September 21. Heard by ARC on June 1, 2016, plans were approved and the permit issued to paint the body light grey and for the trim to remain white. The homeowner is requesting a revision to paint the stucco and brick dark grey instead of white. Idalia Baudo was present. Motion by Richard Brown, second by John Everett to continue for Mrs. Baudo to submit a sample of the requested color change. Motion carried 3-0.

Plans were presented to install two closets in the carport at 390 French Royale Circle. The home is owned by Sophie Amiache, who has HOA approval. This item was continued from September 21. Carl Groff was present on behalf of the homeowner. Motion by Richard Brown, second by John Everett to approve the plans with the condition that the closets will have a stucco finish and painted to match the home. Motion carried 3-0.

Plans were presented to increase the parking area by 800 sf at 324 Orange Tree Drive. This is a Tudor II North HOA project. HOA President Jack Hansen and Vice President Doug Calhoun were present. Motion by John Everett, second by Richard Brown to approve the plans as submitted, with the existing palm trees to remain. Motion carried 3-0.

Plans were presented to add a guest bath to guest bedroom at 357 S. Country Club Drive. The home is owned by Fred McFawn. The bathroom will be added in the courtyard area. Contractor Anthony Saba was present. Motion by Richard Brown, second by John Everett to approve the plans as submitted, with exterior finished to match existing. Motion carried 3-0.

Plans were presented to repair 28 steel columns, repair balcony flooring and repair bricks to match existing at 340 Orange Tree Drive. This is a Tudor II South HOA project. Motion by John Everett, second by Richard Brown to approve the plans as submitted. Motion carried 3-0.

Plans were presented to install white gutters at 433 N. Country Club Drive. The home is owned by Travis & Nicole Kus. Motion by Richard Brown, second by John Everett to approve the plans as submitted. Motion carried 3-0.

Plans were presented to paint the exterior at 5805-5949 S. Congress Avenue. The property is owned by Shoppes of Atlantis LLC. The colors are body: BM Georgetown Beige; trim: BM Olympic Mountain; entrance arches: BM Dune White. Motion by Richard Brown, second by John Everett to approve the plans as submitted Motion carried 3-0.

Plans were presented to install a roof at 265 N. Country Club Drive. The home is owned by Ryan Cordero. The proposed roof is Entegra Plantation Flat, Charcoal. The roof tile initially approved by the committee was Boral Saxony 900 Slate, Charcoal. Motion by Richard Brown, second by John Everett to continue for reconsideration of roof color or wall color. Motion carried 3-0.

Plans were presented to replace the roof at 212 Gleneagles Drive. The home is owned by Laurie Brown. The roof tiles is Boral Saxony 900 Slate, Charcoal Brown Blend. The house color is grey. Motion by Richard Brown, second by John Everett to continue for reconsideration of the roof color. Motion carried 3-0.

Plans were presented to construct two pickleball courts with a green chain link fence at 301 Orange Tree Drive. The property is owned by the Atlantis Golf Club. Motion by John Everett, second by Richard Brown to continue for submittal of landscape plan. Motion carried 3-0.

Plans were presented to replace five doors and 33 windows in 29 openings at 117 Turnberry Drive. The property is owned by Wilhelm and Patricia Schmelzer. The windows will have white frames, the front door will be white with etched glass inserts. Motion by John Everett, second by Richard Brown to approve the plans as submitted. Motion carried 3-0.

Plans were presented to replace five windows at 169 Atlantis Boulevard #207. The home is owned by John & Christine Rowe, who have HOA approval. The windows are white colonial, the approve style for this building. Motion by Richard Brown, second by John Everett to approve the plans as submitted. Motion carried 3-0.

Plans were presented to replace six windows and a set of patio doors at 169 Atlantis Boulevard #303. The home is owned by Peter & Joyce Petino, who have HOA approval. The windows are white colonial, the approved style for this building. Motion by Richard Brown, second by John Everett to approve the plans as submitted. Motion carried 3-0.

Review of City of Atlantis wall sign caps at 7-11. Motion by John Everett, second by Richard Brown to approve the proposed caps. Motion carried 3-0.

Meeting adjourned at 9:59 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.