December 14, 2010

The meeting was called to order at 3:08 p.m. with the following members and staff present:
· Mr. Greg Fountain, Committee Chairman
· Mr. Gaius Bruce, Committee CoChairman
· Ms. Joanne Connor, Committee Member
· Ms. Lisa Epstein, Committee Member
· Ms. Kathi Martin, Committee Member
· Ms. Leslie Statler, Planner I, Staff to the Committee
· Mr. Tim Tolbert, Santa Rosa County Building Official

Mr. Greg Fountain opened the meeting by introducing the members and Mr. Tim Tolbert, Santa Rosa County Building Official. He then asked the Board to review the minutes from the November 9, 2010, meeting. Ms. Lisa Epstein noted several inconsistencies regarding her name but made a motion to approve with the changes as indicated. Ms. Kathi Martin seconded the motion and the Board unanimously approved the minutes with the changes noted.

Mr. Fountain introduced the case, 2010┼NAARB┼011, "The Slippery Mermaid" located within the Heart of Navarre overlay district at 8779 Navarre Parkway. Ms. Karen Hineman explained the proposed changes to the sign. She stated that she wishes to add an electronic reader board to the top of the existing sign. Ms. Joanne Connor complimented her on the existing sign. Ms. Hineman said that visibility is an issue due to the adjacent "Seashell City" sign. She said the new sign will be identical to the sign at the shopping center across Navarre Parkway to the north. She stated she believes the frame will be steel. Mr. Fountain opened the floor for discussion. Ms. Connor made a motion to approve the sign
as presented. Mr. Gaius Bruce seconded the motion which was then unanimously approved by the Board.

Mr. Fountain then introduced the second item, 2010┼NAARB┼012, "Reserve Point" located within the Heart of Navarre overlay district at the northern terminus of Elks Way. Mr. David Fitzpatrick, Fitzpatrick Engineering, presented the multifamily residential development which consists of 4, 6, and 8 unit townhomes. He explained to the Board that the development is consistent with the previously approved design in configuration and number of units; the only thing different is the smaller size of the buildings and their aesthetic. Mr. Fitzpatrick stated that the building design had been modified slightly since the packet was submitted but that the changes were structural in nature and had not affected the architectural style. Mr. Tolbert concurred that the changes were structural and stated that the construction of the project had to meet the State's townhome separation equirements rather than the Building Code requirements for apartments. Mr. Tolbert explained that each unit must be structurally independent with a 2┼hour firewall. Ms. Martin asked if the units would be townhomes or condominiums. Mr. Todd McCrory, DR Horton Inc., stated that they are townhomes.

Ms. Connor noted the changes proposed by Ms. Sarah Hernandez via email to Ms. Statler. Ms. Hernandez suggestions include replacing the single pane door on the rear of each unit with a French door and replacing the windows on the garage door with windows which match the transom above the front door. The Board discussed the dormers and determined that larger dormers could not be accommodated with the existing scale of the building. The Board then discussed the shutters; those shown are inoperable & all windows will be protected by fabric shields. Mr. McCrory stated that the fabric shield installation requires 3.5 inches of clear space between the window and the shutter for the grommets to be installed. Ms. Connor asked if the windows could be aluminum; staff said they could. Mr. Bruce asked if the plan met the requirements for open space; staff advised the Board that this development had an approved site plan and met the County's requirements.

Ms. Connor made a motion to approve the multi┼family residential buildings with the following changes: (1) the garage door windows shall match the transoms above the front entry doors, (2) the rear entry door on each unit shall be replaced with a 15┼light French door, and (3) all windows shall have shutters with the exception of the (a) the space between the upper level windows on the rear of each unit is exempt from shutter placement, and (b) the lower level windows on the end units are to have shutters as space allows. Mr. Bruce seconded the motion which was then unanimously approved by the Board.

The Board then discussed other business which included an update on the new changes to the Florida Building Code by Mr. Tolbert. Mr. Tolbert explained that the wind lines are going to remain the same; however the pressure lines will change. The change in design will bring construction costs down. Energy efficiency requirements are among the other changes. Mr. Tolbert also briefly discussed flood zones. Ms. Connor asked about the lift station fence. Ms. Statler told the Board that she had discussed the fence and upkeep of the area with the Building Maintenance Superintendent, Mr. Thad Allen. Mr. Allen had been unaware that the area was overgrown and would make certain that it is maintained. Mr.
Allen had informed staff that the chain link fence is one of requirements for the lift station. The Board also advised staff that the "Higher Ground Coffee and Gifts" site now has a produce stand. They also expressed concern with the lack of progress on the site and reminded staff that the waiver was for the landscaping only and not the sign which remains unpainted.

Mr. Fountain asked for a motion to adjourn. Ms. Martin made a motion to adjourn without objection. The meeting adjourned at 3:50 p.m.

Minutes approved by the Board

Project Specification Sheet
Minutes Addendum

2010┼NAARB┼011, "The Slippery Mermaid"

The following determinations were made:
· Freestanding signage:
· The scope of the proposed work is an ERB attached to the top of the existing freestanding sign
· Architectural Style: Pergola style compatible with the building aesthetic; double sided sign cabinet containing ERB will be added to top of the existing sign
· Materials: heavy duty aluminum or steel frame cabinet
· Colors: Not applicable;
· Total sign face is 40 square feet in size which consists of the existing 24 square feet on the freestanding sign and the additional 16 square feet for the ERB;
· Overall sign height will be 11 feet 10 inches from grade;
· Base landscaping has been established; no additional landscaping is required;

· Business address is currently located and will remain on the sign frame;
· ERB's within the Heart of Navarre may include text only; video clips are not allowed.
Sign Requirements:

	Allowed by Code	Proposed Sign
Sign Face Size:	100 square feet	40 square feet
ERB		16 square feet
Existing Sign		24 square feet
Overall Sign Height	20 feet	11 feet 10 inches
Exposed Pole Height	n/a	n/a

Lighting: No additional lighting is proposed
Pole covering: Not applicable
Base Landscaping: No additional landscaping will be required; landscaping is currently in place
Address: No change is proposed; address is currently located on the sign frame

2010┼NAARB┼012, "Reserve Point"

The following determinations were made:
· 6┼Plex Townhome Building:
· Architectural Style: Georgian style
· Materials: Brick façade with inoperable 2┼ panel shutters and hip and gabled roof with false dormers constructed of Hardi┼plank; Hardi┼plank siding on center gable; 6┼panel steel front entry doors; steel panel garage doors with windows; aluminum windows; vertical windows with six over six mullions; vinyl soffits and metal fascia; dimensional shingles;
· Rear entry door shall be a single 15┼lite French door;
· Garage door windows shall be the same style and match the transom window above the front entry door;
· ALL windows shall have shutters with the exception of the following: (a) the space between the upper level windows on the rear of each unit is exempt from shutter placement, and (b) the lower level windows on the end units are to have shutters as space allows;
· Colors:
· Body: Jenkins Brick Company "Beechwood" tan brick
· Doors (Entry &Garage): "Stone Mountain Clay", comparable to Sherwin Williams "Intellectual Gray" (SW 7045)
· Windows: "Stone Mountain Clay", comparable to Sherwin Williams "Intellectual Gray" (SW 7045)
· Shutters: "Federal Brown"; color is comparable to Sherwin Williams "Folkstone" (SW 6005) and Sherwin Williams "Black Bean" (SW 6006)
· Soffits/Fascia: "Stone Mountain Clay", comparable to Sherwin Williams "Intellectual Gray" (SW 7045)
· Siding (Dormers/Gable End): "Cocoa", comparable to Sherwin Williams "Sable" (SW 6083);
· Roof: "Weatherwood", comparable to Sherwin Williams "Anonymous" (SW 7046) with multi┼colored flecks interspersed
· The 4┼plex buildings will replicate the 6┼plex on a smaller scale; subsequently, the 8┼plex buildings will replicate the 6┼plex on a larger scale.