

**SITE PLAN COMMITTEE
AUGUST 22, 2000**

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Marcellino, James Aucamp, Jr., Sam Engel, Jr., and Councilmember Judy Paul. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: June 27, 2000

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve the minutes of June 27, 2000. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 4-0)**

3. SIGNAGE

3.1 S 7-1-00, Promenade West Plat, 2211-2339 South University Drive (B-2)

David Clancy, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval).

Mr. Clancy provided a brief presentation and indicated that a change was made to the copy in order to identify the new tenants and that everything else remained the same. Mr. Engel noticed an inconsistency in the plans regarding the copy width which did not include an allowance for a border. Mr. Clancy acknowledged that there was a mistake as there should be a two inch border space between the frame and the copy. Mr. Clancy answered questions and provided information in an effort to clarify the plans.

Mr. Marcellino made a motion, seconded by Mr. Aucamp, to approve with the stipulation that the copy width needed to be changed from eight feet to seven feet, eight inches. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

4. SITE PLAN MODIFICATION

4.1 SP 8-2-00, The Roundup @ Ridge Plaza, 9020 State Road 84 (B-3)

Fred Golpa, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval).

Chair Evans made a correction to the planning report and stated that the modern type accents on the exterior elevations would be "covered up" rather than "removed" as stated in the report. Mr. McClure noted the correction. Mr. Golpa inquired on the signage process as the only changes that would be made would be to the copy. Committee members advised him of the procedure.

Mr. Marcellino made a motion, seconded by Councilmember Paul, to approve. In a roll call vote, the vote was as follows: Chair Evans - abstained (petitioner of record); Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 4-0)**

5. SITE PLAN

5.1 SP 6-6-00, Jasmine Lakes - Phase II, 4701 SW 62 Avenue (RM-16)

As the petitioner was not present, Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to move this item to the end of the meeting. In a voice vote, all voted in favor. **(Motion carried 5-0)**

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5.2 S 8-2-00, Flexx Space New Town, 4350 Oakes Road (M-3, County)

Mr. McClure proposed that this item be added to the agenda.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to review this item. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Karen Toomey, representing the petitioner, was present. Mr. McClure indicated that since this was a "walk-on item," there was no planning report. He explained that it had been reviewed and that a couple of variances had been granted to allow for an increase in signage height and for the quantity of signage.

Chair Evans questioned Mr. McClure on why he had proposed that this item be added to the agenda. Mr. McClure indicated that he was not clear on the background as Development Services Director Mark Kutney was out ill and unable to provide him with that information. Ms. Toomey explained that this application was submitted in April and that due to a misunderstanding, it had not been resubmitted after the variances process was completed.

Ms. Toomey provided landscape plans as well as signage specifications with color samples. She answered questions and provided explanations when needed to further clarify the plans. There was some discussion on the landscape giving consideration to the tree placement and whether or not it would hinder the view of the signage. Mr. McClure indicated that there had been some on site adjustments made to the plans; however, it met with the required criteria. Committee members commented that the setback dimensions needed to be noted on the plans and that they be drawn to scale in order for the Engineering Department to "crunch the numbers" to be sure that the signage was not impeding sight lines. Chair Evans suggested that since the Committee had no problems with the signage, it be approved with the provision that staff review the site triangle location and landscaping.

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to approve based on Engineering investigating and approving the sight lines and setbacks; and conditionally approved upon the landscaping being within the specifications of the Town Code. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

5.1 SP 6-6-00, Jasmine Lakes - Phase II, 4701 SW 62 Avenue (RM-16)

Goldenholtz Itamar, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report).

Mr. Itamar provided a history on the development of the property and explained that some of the criteria for the original approved plans had been implemented. He indicated what the differences were between the present design and the previous plans. Chair Evans questioned the dead end parking assignments which Mr. Itamar explained were allowed since they were not for the general public's use. Vice-Chair Marcellino inquired if Mr. Itamar had the opportunity to review staff's nine recommendations. Mr. Itamar responded affirmatively and indicated that he had no problems with them.

The Committee pointed out that the costs would be prohibitive to provide flooring for the deck area over the garage. Mr. Itamar responded that while he did not want to impede the progress of these plans, his client had indicated to him that the plans may be reconsidered pending the outcome of marketing research regarding sales on covered parking.

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Mr. Aucamp discussed the height of the trees in relation to the height of the building and suggested that some of the palms be increased in height and staggered to break up the void. He recommended that the Carpentarias be substituted with Washingtonias approximately 25 to 32 feet tall and that the Royal Palms, which were in clusters of three, have one with ten foot of gray wood making it approximately 25 foot overall, the second to be 14 foot of gray wood making it approximately 28 to 30 foot overall, and the third to be about 18 foot of gray wood making it approximately 32 foot overall. Mr. Itamar agreed with these recommendations.

The design concepts were discussed particularly the features concerning the flat roof, parapet, mansards, and balconies. Although it was agreed by the Committee that the character of the buildings were very plain, Mr. Itamar had explained that it needed to be consistent with the previously developed phase. Since he had his own concerns regarding these architectural features, he proposed to redo the plans by addressing the mansards and strategically staggering the parapet. Mr. Itamar indicated that he was looking for direction from the Committee and that he was willing to work with staff on technical issues. Mr. Engel suggested that the item be tabled so that Mr. Itamar could resolve those issues and have time to redo the plans. Mr. Itamar responded affirmatively to the suggestion.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to table to time uncertain. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

6. OLD BUSINESS

There was no old business discussed.

7. NEW BUSINESS

Chair Evans advised that he had an item that was deferred at the last minute from this meeting because of a lack of Engineering comments. He stated that he had schedules to meet and that the Town needed to perform within the schedules that it set as well. Councilmember Paul agreed that this problem was unfair and indicated that she had questioned why certain items had not been presented to the Town Council when she expected that they should have been. A brief discussion ensued regarding what the Town should do to establish a reliable schedule for the site plan procedure. Mr. McClure acknowledged that the schedule had been under review for months and that Planning and Zoning Manager Jeff Katims was working to make changes to improve it. A discussion ensued regarding practices that were followed in other municipalities and other alternatives. It was decided that the Committee indicate its concerns on these issues to Mr. Kutney and Interim Town Administrator Tom Willi and to ask specifically what their plans were to alleviate the problem and to provide a report to the Committee.

Mr. Marcellino made a motion, seconded by Mr. Engel, that a letter be directed to Mr. Willi and Mr. Kutney requesting a report on what they were doing to remedy the obvious backlog problem in the Engineering Department and the site plan process. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Councilmember Paul advised that she had been informed by some residents that the handicapped parking had been changed in the Shenandoah Square parking lot. She asked that the site plan be reviewed to be sure that the spaces were not arbitrarily changed.

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Councilmember Paul also noted that although loading areas were provided in the rear of those stores, loading and unloading was being done in the front instead. Vice-Chair Marcellino indicated that he could check on the handicapped parking issue and Mr. McClure indicated that he would advise Code Compliance of Walgreen's unloading practices.

8. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

9. ADJOURNMENT

As there was no further business and no objections, the meeting adjourned at 5:38 p.m.

Approved: _____

Chair/Committee Member