

north of the tot lot and relocate it to the southern most point of the site. In its place, there would be a park with trees and benches and if possible, picnic tables.

SITE PLAN COMMITTEE
JULY 8, 2003

Mr. Engel made a motion, seconded by Ms. Aitken, to approve the conceptual site plan, encourage the Town Council to pass the zoning request tonight [July 8, 2003], and subject to a second motion to address "site specific" concerns for the Committee's approval. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

Mr. Engel made a motion, seconded by Mr. Breslau, to address the following items by July 22, 2003, for SP 2-6-03:

- 1) The sidewalk exiting the development needs to be linked with the existing sidewalk that runs along Davie Road.
- 2) There needs to be a sidewalk on the east side of the entrance way, around the bend and long enough to allow a crossing from the sidewalk at Building 5, and to hook up with the existing sidewalk on Davie Road Extension.
- 3) Mark pedestrian crossings in the road which lead to the community facility areas.
- 4) After relocating the dry retention area and making a park there instead, elaborate on the park facilities with benches and picnic tables.
- 5) Relocate existing trees to permanent location just one time.
- 6) Substitute Ligustrum trees next to buildings with Triple Alexandra Palms or equivalent Palms, minimum 12 to 14-foot height.
- 7) Work with the Town's Urban Forester Mike Orfanedes on his comments regarding setbacks of trees from structures and hard surfaces (substitute Palms for trees that won't work for his comments); however, make sure the minimum requirement for canopy trees was met. If applicant cannot meet the minimum requirement for canopy trees by the buildings, canopy trees could be added to the top of dry retention areas.
- 8) Add small canopy trees between the redesigned driveways (new seven-foot openings).
- 9) Coordinate tree relocation with the installation of the dry retention areas so that the trees would be relocated one time.
- 10) Negotiate the Green Buttonwood trees and Yellow Tabs for possible mitigation. The emphasis should be on the large Live Oak trees to be relocated and the other trees could be mitigated.
- 11) Provide detailed plans for pool, deck area and bath houses.
- 12) That the parking in front of the units should be an 18-foot paved area, eliminate the two-foot space between the side-to-side garages, and increase the green area (now every four parking spaces) to approximately seven feet.
- 13) Reduce the amount of covered entry and increase that green area.
- 14) Have vertical and horizontal banding continued on rear elevations of buildings as indicated on sheet A-12.
- 15) Look into possibly eliminating the covered patio in the back of the "B" and "C" units and make that area interior space.
- 16) Remove the artist's "shading" from the drawings of windows on the plans so that the reader could see what the windows would look like.
- 17) Since the east most entrance would be reduced from four lanes to three lanes, add the extra space to the median island by making it shorter and wider.

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18) Provide a photometric plan which includes details on the site lighting poles, fixtures and their locations.

19) Provide postal delivery information.

In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 5-0)**

6. OLD BUSINESS

There was no old business discussed.

7. NEW BUSINESS

Ms. Aitken advised that she had suggested to the Town Council that it consider public noticing to residents within a certain distance of upcoming Site Plan Committee projects. She also indicated that although it may make the meetings longer, this would provide the public with an opportunity to express its opinions at these meetings so that there would be no surprises for Council. Ms. Nolan indicated that staff had been working on a text amendment to address notification by posting a sign for sensitive items and the difficulty was in determining which items would need the public notices. She clarified that the Site Plan Committee was an administrative function rather than a quasi-judicial function as was the Planning and Zoning Board. Some Committee members did not think this proposal was a practical idea but understood the intent.

8. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

9. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:10 p.m.

Date Approved: _____

Chair/Committee Member