

**SITE PLAN COMMITTEE  
NOVEMBER 12, 2003**

**1. ROLL CALL**

The meeting was called to order at 4:07 p.m. Committee members present were Chair James Aucamp, Jr., Julie Aitken, Robert Breslau and Sam Engel. Also present were Planning Supervisor Marcie Nolan and Secretary Janet Gale recording the meeting. Vice-Chair Jeff Evans was absent.

**2. APPROVAL OF MINUTES: October 7, 2003**

Ms. Aitken made a motion, seconded by Mr. Engel, to approve the minutes of October 7, 2003. In a voice vote, with Vice-Chair Evans being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLANS**

**3.1 SP 5-1-03, Sheridan House Plat #3, 1700 South Flamingo Road (CF)**

Ms. Nolan advised that staff was requesting a tabling to November 25, 2003.

Ms. Aitken made a motion, seconded by Mr. Engel, to table to November 25, 2003. In a voice vote, with Vice-Chair Evans being absent, all voted in favor. **(Motion carried 4-0)**

**3.2 SP 5-3-03, Wolf Plaza, 5360 South University Drive (CC)**

Bill Wolf and Gary Bloom, representing the petitioner, were present. Ms. Nolan summarized the planning report and provided historical information. Mr. Wolf provided a minimal presentation.

Mr. Engel pointed out where building columns were approximately 16 inches away from a parking space which led to a discussion about what was and was not shown on the site plans. Mr. Wolf stated that he was willing to stipulate that the final plan would have the columns no closer than five feet to the edge of the pavement.

The next topic of discussion was the overhead doors on building B which were supposed to be for ventilation purpose only. Mr. Wolf agreed to install a three-foot high solid knee-wall at the bottom of the overhead garage doors so that they would not be used for loading.

Mr. Breslau pointed out where a stop sign was needed because of a limited line of vision and Mr. Wolf agreed that one should be placed where Mr. Breslau had indicated. Also discussed were the sidewalks which needed to be connected without interfering with the landscape plans. It had been decided during the course of discussion that the overhead garage doors would be relabeled as ventilation openings.

Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations and the following: 1) that the front columns on building A were not to be closer than five feet from the edge of pavement; 2) that on building B, there was to be a three-foot-high knee wall on all rollup doors which should be installed and relabeled as ventilation openings other than the rear loading door which was a designated "truck well;" 3) to install a stop sign and striping on the northeast corner of building A; 4) to move the hatch marks on the striping on building A at the handicapped spaces; and 5) to remove the sidewalk in the northwest corner of the building which was located in the planter. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - absent; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 4-0)**

**SITE PLAN COMMITTEE  
NOVEMBER 12, 2003**

**4. OLD BUSINESS**

Chair Aucamp asked about the situation at Grand Oaks Estates. Ms. Nolan provided a status report regarding Special Master hearings and negotiations. She spoke of the proactive measures which had been taken by the Town to inform prospective buyers of the situation. Ms. Nolan advised that the Code Compliance Division had increased its staff which was a tremendous help for keeping tabs on proper compliance.

**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 5:12 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member