

**SITE PLAN COMMITTEE
NOVEMBER 25, 2003**

1. ROLL CALL

The meeting was called to order at 4:05 p.m. Committee members present were Chair James Aucamp, Jr., Vice-Chair Jeff Evans, Robert Breslau and Sam Engel. Also present were Planning Supervisor Marcie Nolan and Secretary Janet Gale recording the meeting. Julie Aitken was absent.

2. APPROVAL OF MINUTES: August 12, 2003
September 9, 2003

Mr. Breslau made a motion, seconded by Vice-Chair Evans, to approve the minutes of August 12, 2003 and September 9, 2003. In a voice vote, with Ms. Aitken 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) (tabled from November 12, 2003)

Jill Cohen, Vernon Pierce and Jerry Clawson, representing the petitioner, were present. Ms. Nolan read the planning report.

Using several renderings, Mr. Pierce provided an overview of the project, specifically Phase One.

Mr. Breslau pointed out a conflict in the traffic design at the entrance to which Ms. Cohen and Mr. Pierce responded that they understood the problem and would work out a solution.

Mr. Breslau also noted that there was a potential parking issue for employees as the parking area provided for them was located in Phase IV which would be developed at a later date. This also posed a problem regarding the dumpster location. Mr. Pierce clarified that the maintenance building and subsequent employee parking would be included in Phase One and he indicated where the dumpster enclosure would be located to service that area.

Mr. Breslau brought to the applicant's attention another technical design issue regarding backing out from the parking area at the resident houses. Again the applicants understood the problem and agreed that it needed to be corrected.

Vice-Chair Evans inquired why the administration building was the only building without a metal roof. Mr. Clawson responded that it should be the same as the others and Mr. Pierce concurred. Vice-Chair Evans suggested that the applicant pay more attention to handicapped accessibility at the guard house. Mr. Clawson responded affirmatively. Vice-Chair Evans noted that the den rooms in the resident's homes appeared to be additional bedrooms. Mr. Clawson explained the need and function in the design of the dens. It was also evident that pedestrian access was needed from the parking area to the front door as well as to the meeting room and Mr. Clawson agreed that walkways would be installed from the parking area to both locations. Vice-Chair Evans commented that the architecture was attractive and it appeared that the applicant had done a good job. Mr. Clawson assured that the architecture would match the site plan.

In review of the landscape plans, Chair Aucamp noted that the Royal Palms indicated in the rendering did not match the landscape plans; however, he commented that the overall plans looked good. Chair Aucamp asked that the Live Oaks located at the entrance be increased in height and Mr. Pierce agreed. Chair Aucamp also recommended using Coco Plums as

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screening plant material for the berm to which Ms. Cohen agreed. Chair Aucamp asked about the buffer around the mitigation site and was told that the applicant had agreed to buffer the mitigation site as a priority in Phase One.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and these added items: 1) that the intersection of the main boulevard, after the gate house, have a four-way stop and be reviewed by Engineering for safety concerns; 2) that the maintenance building, dumpsters and the related parking lot, be put back on the Phase One plans; 3) that at most of the residences, the general parking areas be pulled away from the buildings so that there was sufficient backup room for vehicles coming out of the dead end parking on these small parking lots; 4) that the administration building would have a metal roof, not shingles as shown on the plans; 5) that a sidewalk be added from the parking area to the front doors of each building; 6) that there be a sidewalk added from each residence meeting room to the parking lot; 7) that the three main median entrance trees were to be increased to 20-foot overall height and it was noted that it would not match what the rendering showed; 8) change the Saw Palmettos on the east side of the berm to Coco Plums at 24 inches in height, 36 inches on center; 9) have the drop-off driveway going to the daycare center and through the porte cochere be designated as a one-way drive; and 10) that everything would have to meet ADA compliance, the same as discussed on the gatehouse. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - absent; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 4-0)**

3.2 SP 10-1-02, Sharon Gardens, 2801 SW 148 Avenue (A-1)

Alfonso Orellana, representing the petitioner, was present. Ms. Nolan read the planning report.

Mr. Orellana confirmed that all the homes would be custom built and that the developer would extend all utilities onto the site as they were made available. He assured that the roads would also be provided by the developer.

Chair Aucamp pointed out common areas on the site and asked if there would be a homeowner's association formed. Mr. Orellana answered that if one was necessary in order to comply with the site plan as presented, then one would be formed.

Mr. Breslau noticed a potentially dangerous situation with the driveway cut on lot three and asked that the driveway be placed 150 feet from the entrance. Mr. Orellana indicated that it would not be a problem. It was also determined that the "hammerhead" turn around at the end of the street needed to be extended in order for a large truck to exit. Mr. Orellana recognized the problem and indicated that it would be extended.

Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and 1) that homeowner's association documents be provided to staff prior to the Town Council; 2) that the developer show the house and the drive on lot four if the house was to remain, and if it were demolished, it should be indicated as such; 3) that the developer would put in the drive coming off 148th Avenue which would be shared by lots one and two; 4) that on lot three, the driveway would be held back a minimum of 150 feet from the property line at 148th Avenue; 5) that irrigation would be provided for at the main entrance; 6) that at the dead end hammerhead, each 12-foot wide drive would extend 75 feet from the center line of the road going north and south, making it a 150 foot long turn around; and 7) if the water and

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sewer became available within one year of the Town Council's approval, and if it was within one-quarter of a mile of this property, the developer would provide it to each site. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - absent; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 4-0)**

3.3 SP 3-3-03, FMC Telecom Office Building, 6075 Orange Drive (B-2)

Neal Kalis, Frank Cassidy, Doug Snyder and Mike Stewart, representing the petitioner, were present. Ms. Nolan read the planning report.

Mr. Kalis listed the improvements to be made to existing buildings and explained the intent of the project. He provided historical information pertaining to the sidewalk situation which led to a discussion in order to resolve the issue. Committee members complimented the architect on the appearance of the building.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and adding cross-hatching across the existing back-out spaces onto Orange Drive so that it would be clear that there was a "designated" sidewalk and pedestrian access behind those existing car spaces. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - absent; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 4-0)**

3.4 SP 3-4-03, Sierra Ranches, 1900 Hiatus Road (AG)

Scott Backman, Allahandro Delfino and Michael Gay, representing the petitioner, were present. Ms. Nolan summarized the planning report. Mr. Backman indicated that he agreed with staff's recommendations and was in the process of bringing all issues into compliance.

Chair Aucamp commented that the applicant needed to augment the landscape plans and detail how the circle which was located by the entrance was to be landscaped. A lengthy discussion ensued regarding the landscaping.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on the planning report and that the main entrance and round-about within the community be brought back to the Committee with a complete conceptual landscape plan. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - absent; Mr. Breslau - yes; Mr. Engel - yes. **(Motion carried 4-0)**

3.5 SP 7-2-03, James B. Pirtle, 7000 Griffin Road (Griffin Corridor District, West Gateway Zone)

James Pirtle and John Haney, representing the petitioner, were present. Ms. Nolan read the planning report.

Mr. Pirtle expressed that he did not know how the "fair share contribution" would work or how much it would cost. Ms. Nolan explained that the "fair share contribution" was made to a fund to be established by the Town for future underground placement of utility lines along Griffin Road. She elaborated on the plan which would be in conjunction with Florida Power and Light, within existing utility easements and would be done in partnership with the Town. A discussion ensued regarding this issue.

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Chair Evans inquired why Mr. Pirtle had so many unresolved issues. Mr. Pirtle responded that he had complied with staff and that staff was now asking for additional items which have not been mentioned previously. Chair Evans listed his concerns with the project as presented.

Ms. Nolan concurred that there were access and architectural issues that had been unresolved; however, the applicant had requested to move the application forward. Mr. Engel commented that the architecture did not meet with the Old Florida vernacular which had been intended for the Griffin Corridor.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to table this item in order for the applicant to do some more work and resubmit [no date certain].

Ms. Nolan advised that without a tabled date specific, this application would not move forward to Council. Mr. Pirtle commented that he did not intend to build this project and predicted that there would continue to be problems with the Griffin Road Corridor.

In a roll call vote, the vote was as follows: Chair Aucamp – yes; Vice-Chair Evans – yes; Ms. Aitken – absent; Mr. Breslau – yes; Mr. Engel – yes. **(Motion carried 4-0)**

Master Site Plan

3.6 MSP 2-1-03, Indian Ridge Commerce Center, 10220 State Road 84 (A-1)

Vice-Chair Evans indicated that as the architect of record, he would answer questions; however, he would be abstaining from voting on this item.

Fernan Restrepo, representing the petitioner, was present. Ms. Nolan read the planning report.

Mr. Restrepo explained the intent of the project and that the units were to be condominium ownership. There was an extensive discussion regarding parking ratios for intended uses and meeting those Code requirements. Mr. Restrepo assured that parking would be deed restricted and monitored through the condominium association. He maintained that he needed flexibility, that the location was not conducive to retail uses, and that the 50/50 warehouse/office was the best compromise considering the constraints of the location. Chair Evans indicated that due to the design of the building on the parcel, unit owners would be able to utilize space for parking even though it could not be counted in the calculations.

Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to the homeowner's association documents being provided to staff in order to review common area maintenance and shared parking. In a roll call vote, the vote was as follows: Chair Aucamp – yes; Vice-Chair Evans – abstained; Ms. Aitken – absent; Mr. Breslau – yes; Mr. Engel – yes. **(Motion carried 3-0)**

4. OLD BUSINESS

There was no old business discussed.

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 7:25 p.m.