

**SITE PLAN COMMITTEE**  
**MAY 22, 2001**

**1. ROLL CALL**

The meeting was called to order at 4:07 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Marcellino, James Aucamp, Jr. (departed at 5:05 p.m.), Sam Engel, Jr., and Vice-Mayor Judy Paul (arrived 4:13 p.m. and departed 5:30 p.m.). Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting.

**2. SIGNAGE**

2.1 S 5-1-01, Hi-Rise Safety Systems, Inc., 6490 Griffin Road (Griffin Road Corridor)

Edward Wharton, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval, however, they would like the tomato red color to be changed to a darker red to match the brick on the front of the building). Mr. McClure advised that the Community Redevelopment Agency had approved the sign and requested that there be an architectural detail in the shape of the top of the sign.

Mr. Wharton presented a rendering in order to demonstrate why he could not comply with the request of the Agency. He also provided a photograph of the front of the building. Mr. Wharton explained that the colors of the sign were in his business logo and he did not wish to deviate from his submittal in color nor in structure.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve as presented. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - no (absent for discussion). **(Motion carried 4-1)**

**3. SITE PLANS**

3.1 SP 7-6-00, Grand Oakes Estates, north side of SW 36 Court between Flamingo Road and SW 130 Avenue (R-1)

Vice-Mayor Paul inquired as to why she had not received her packet until Monday. Planning Aide Geri Baluss provided an explanation that there had been an oversight of not including Engineering comments on the plans due to the fact that they were being presented to the Town Council for a vested rights determination. Vice-Mayor Paul expressed her concern that in not being able to adequately review the plans prior to this meeting, something may be overlooked which could have serious consequences in the future. Ms. Baluss assured that she would make every effort not to have this happen again.

Frank Costoya, Jay Evans and Carlos Gonzalez, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Mr. Costoya provided a presentation which included renderings to augment the site plans. He spoke of the improvements to the canals, replacement of a guardrail, the continuation of the equestrian trail, and a pavement overlay along 130th Avenue.

Chair Evans pointed out that there was a stand of Oak trees which had been planted close together and which have matured. He questioned their individual appearance once they were separated and replanted. Landscape Architect C. Michael Oliver addressed this issue and explained that when they were replanted, they would fill out on all sides. Mr. Aucamp concurred and stated that they would "round out" adding that within five years, it would not be evident that one side of the tree may have been bare.

**SITE PLAN COMMITTEE**  
**MAY 22, 2001**

## SITE PLAN COMMITTEE

MAY 22, 2001

A lengthy discussion ensued regarding the method of transplanting approximately 150 Oak trees which the developer planned to maintain. Mr. Oliver detailed the intended process and he addressed Mr. Aucamp's concerns regarding irrigation, root pruning, tree spading, the finished grade and preparation of the new location site. Mr. Aucamp emphasized the value of these trees and that this project needed to be coordinated by Mr. Oliver and taken very seriously.

Vice-Mayor Paul inquired on the placement of these trees on the individual lots and shared information regarding overcrowded trees. Mr. Costoya advised that the lots would be individually assessed; however, there was a plan to give a "street tree effect" with two to three trees being placed on lot frontages.

Chair Evans commented that the entranceway architecture was impressive and the detail was of high quality; however, he was somewhat disappointed in the architectural detail of the houses. Other Board members agreed and a discussion ensued. Mr. Costoya responded that he could add banding accents and embellish the houses as he did not want this issue to hold up the project. He was agreeable to meeting with Mr. Evans in order to review the elevations prior to Council presentation.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve based on staff's recommendations and that the rear elevations be adjusted as per the Committee's recommendations to be reviewed by Chair Evans prior to the Council meeting presentation. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 5-0)**

### 3.2 SP 3-8-01, Jaffe at 595, Inc., 10200 SW 101 Road (CC)

Carlos Gonzalez, 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 report).

Vice-Mayor Paul indicated that she had concerns regarding drainage issues as the project abutted a low-lying agricultural site. She inquired on the feasibility of installing a berm and if it would assist in protecting the neighbor property. A discussion ensued regarding the drainage and retention plans with Mr. Engel noting that a solid block wall was planned between the properties. Mr. Gonzalez advised that the eight-foot wall would not be necessary if the neighbor was to have the property rezoned to commercial. Mr. Engel commented that a retaining wall would be most efficient as there was not enough room allowed for a berm and hedge. It was left that if the project started construction prior to the neighbor being rezoned, the eight-foot block wall would be installed according to the Code.

The architectural features of the building were discussed as the representation of the rendering was not accurate. Mr. Gonzalez confirmed that the projections on the building were four inches which the Committee agreed was not adequate to break up the massing of the two-story building. Following a discussion on the impression set by the rendering and the proposed banding on the building, Mr. Gonzalez agreed to give the projections more depth. Chair Evans provided suggestions regarding construction to provide support for the increased architectural details to improve the appearance of the building. The Committee agreed that the clever selection of colors and building materials would enhance the building.

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to approve based on staff's recommendations and adding that there was to be an increase of the second floor four-inch

## SITE PLAN COMMITTEE

MAY 22, 2001

projection to a total of 12 inches from the base of the building line and to include the faux coral stone banding as part of that projection. In a roll call vote, the vote was as follows:

Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - yes). **(Motion carried 5-0)**

### 4. DISCUSSION

#### 4.1 Griffin Road Architectural Design Guidelines

Planner Marcie Nolan provided the last segment of a presentation and review of the Griffin Corridor Architectural Design Manual. The topics she reviewed were: garden walls, fences and hedges; parking; lighting; signs; and building paint colors. She noted suggestions and comments which were made by the Committee members to incorporate into the manual. In the discussions, there had been a hearty exchange of information and objective critiquing in an effort to establish a viable, practical reference instrument.

Mr. Engel made a motion, Chair Evans passed the gavel and seconded, to approve subject to consideration of the Committee's comments. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - no (he was not present for the workshop presentation); Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor Paul - absent. **(Motion carried 2-1)**

### 5. NEW BUSINESS

Chair Evans recommended that a design standard be formulated and incorporated into the Code. Mr. Engel inquired if there was another city that Chair Evans knew of that had such a policy. Chair Evans recalled that the City of Miramar had such an outline.

Chair Evans passed the gavel and made a motion, seconded by Mr. Engel, to recommend that staff look at doing some kind of a design criteria for architecture that comes to the Town; to look at Miramar's Code as a basis as well as some of the design concept items from the Griffin Road Architectural Design Guidelines Code. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor Paul - absent). **(Motion carried 3-0)**

### 6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

### 7. ADJOURNMENT

Mr. Engel motioned to adjourn, seconded by Vice-Chair Marcellino. As there were no objections, the meeting was adjourned at 5:55 p.m.

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

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

**SITE PLAN COMMITTEE**  
**MAY 22, 2001**