

**SITE PLAN COMMITTEE
MARCH 12, 2002**

1. ROLL CALL

The meeting was called to order at 4:08 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, Michael Crowley, and Sam Engel, Jr. (arrived 4:09 p.m.). Also present were Planner Scott McClure and Committee Secretary Jenevia Edwards recording the meeting.

2. APPROVAL OF MINUTES: February 12, 2002
February 26, 2002

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve the minutes of February 12, 2002, and February 26, 2002. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

3. SITE PLANS

3.1 SP 7-1-01, 595 Commerce Ctr., 450 SW 130 Avenue (B-3) **(tabled from February 26, 2002)**

Iraj Shojaie, 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).

Mr. Shojaie provided information and answered questions for a better understanding of the project. A lengthy discussion ensued regarding architectural details and landscape plans to which the applicant agreed to incorporate recommended changes.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to the planning report and to include the following changes to the landscape plan:

1) Label the plan properly; make changes per staff's comments including substituting the Queen Palms on the south side to Paurotus Palms, one Paurotus Palm for every three Queen Palms, and to be a minimum height of 20 feet.

2) Install six Queen Palms on the north side of the renovated building; add four Alexander Palms, 16 feet, on the east side of the building; relocate the Ligustrums from the north side of the renovated building to the east property line; and the Queen Palms on the north side of the renovated building were to be 16 to 20 feet tall, three of which could be taken from the east side.

3) On building A, the raised entry, to move those panels out eight inches to the north. The signage would be placed as indicated to the Committee.

4) On building B, the same sloped roof over the raised entries, would repeat that same detail of the metal roof over those. To have the same decoration on those panels that were over the raised doors, the same as building A; and add the same decorative reveals on the south wall, similar to what was on the north wall of building B.

5) On the renovation, on the west side, create one element over the stairs that was similar to the one on the east side.

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

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3.2 SP 12-2-01, Nova Plaza, south side of Nova Drive, 300 feet east of University Drive (B-3) **(tabled from February 26, 2002)**

Gus Aguirre and Tom Thibeaux, representing the petitioner, were present. The planning report was not read as the Committee was comfortable with having heard it at the meeting of February 26th.

Mr. Aguirre advised of the changes that were made to the site plan regarding moving Oak trees from the drainage area into the two newly created islands; moving the building from the west property line in order to accommodate a ten-foot landscape buffer; relocation of the dumpster; and provided the detail for the handicapped ramps. Mr. Thibeaux advised of the intentions of the project and stated that the architectural design was up-scaled to perhaps accommodate a restaurant.

In the discussion that ensued, Mr. Aucamp reviewed the landscape changes and the proposed placement of trees. Chair Evans reiterated his comments regarding the lack of architectural features to the north elevation of building B.

Mr. Crowley made a motion, seconded by Vice-Chair Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Evans - no; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 4-1)**

4. OLD BUSINESS

4.1 SP 1-1-02, Jim and Jan Moran Family Center Village, 7676 SW 35 Street (CF)

John Santulli and Tom Laubenthol, representing the petitioner, were present. As was requested from the meeting of February 26th, Mr. Santulli provided the canopy definition and renderings to illustrate their impact on the project. He also included color samples of the materials to be used on the site.

Mr. Engel made a motion, seconded by Vice-Chair Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

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 5:30 p.m.

Date Approved: _____

Chair/Committee Member