

**SITE PLAN COMMITTEE
OCTOBER 21, 2003**

1. ROLL CALL

The meeting was called to order at 4 p.m. Committee members present were Chair James Aucamp, Jr., Vice-Chair Jeff Evans, Julie Aitken, Robert Breslau (departed at 6:15 p.m.) and Sam Engel. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting.

2. SITE PLANS

2.1 SP 4-7-03, Stirling Villas, 3875 NW 76 Avenue (RM-8) (tabled from September 9, 2003)

Rod Feiner and David Souza, representing the petitioner, were present. Ms. Nolan summarized the planning report.

Using renderings, Mr. Feiner spoke of the issue regarding the turning radius and explained how it had been resolved. He recalled other recommendations which had been made by the Committee and advised of the modifications which had been completed in order to comply. Mr. Feiner spoke of market studies and indicated that due to the site location, the costs had to be kept to a minimum in order to sell these villas. He emphasized that as presented, with a reduction in units, variances would not be required as the development met Code.

Committee members expressed their opinions and Mr. Feiner pointed out modifications which addressed their concerns. Vice-Chair Evans and Mr. Engel noted that "staggering" of the units was not shown on the site plan; however, it had been indicated in the rendering. Mr. Feiner suggested that if the Committee wished to impose the condition that before this item went to the Town Council with final elevations, they would "break in" a roof line that showed staggering as was reflected in the renderings. In the lengthy discussion which ensued, Messrs. Feiner and Souza agreed to make the "low cost" architectural improvements suggested by the Committee as well as provide Council with clearer renderings.

Mr. Breslau made a motion, seconded by Mr. Engel, to approve subject to the following conditions: 1) the addition of columns and railings on the front porches as outlined; 2) a revised rendering showing roof breaks and staggering to match the elevations and plans; 3) a review by staff and Engineering of the driveway of the building facing 76th Avenue to see if it was infringing on the "site triangle"; and 4) that the wall extensions be a "wing wall" design verses a structural, and that it be a six-foot high wall as opposed to an eight-foot high wall. 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)**

2.2 SP 5-2-03, Blackhawk Ranches, 4450 SW 112 Avenue (A-1) (tabled from September 9, 2003)

Ms. Nolan advised that staff was requesting a withdrawal of this item at this time.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to withdraw. In a voice vote, all voted in favor. **(Motion carried 5-0)**

2.3 SP 5-1-01, Nob Hill Park of Commerce, 10350 State Road 84 (CC)

Sam Jazayri and Jaime Plana, representing the petitioner, were present. Ms. Nolan read the planning report.

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Mr. Plana provided renderings and paint samples and explained the intent of the project. He discussed the traffic circulation, access to the site, answered questions and addressed issues of concern posed by the Committee. Considerable discussions were devoted to parapet heights for the purpose of hiding mechanical units on the roofs; the traffic configuration at the entrance off State Road 84 on the northeast side of the development; the management of waste and location of dumpsters; and landscape plans which were to match the renderings shown.

Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve subject to the planning report and the following conditions: 1) the architectural questions on buildings 6, 7, 11 and 12, that the applicant add the architectural elements to the rear of those buildings similar to what was on the fronts; 2) on buildings 4, 5, 8, 9, 10 and 13, to add canvas canopies over the rear doors and raise the rear concrete panels to periodically have arched tops, similar to the front; 3) to restudy the site plan and add dumpsters near the office buildings; 4) to redesign and install a median for traffic control at the northeast access to State Road 84; 5) to add an access point off Commerce Drive for the neighbor to the west, aligning with the first or second drive into the office building; and 6) have the Town Arborist review the existing trees abutting the State Road 84 corridor so that the applicant could redesign the tree canopies along that corridor to match the renderings as displayed, and if Royal Palms are used (with the Town's approval), they should consist of ten-foot grey wood. 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)**

2.4 SP 7-1-02, Diamond Creek, west of SW 28 Street and SW 156 Avenue (A-1)

Brenda Yates and Carlos Baube, representing the petitioner, were present. Ms. Nolan read the planning report. Ms. Aitken noted an error in the report which Ms. Nolan agreed to correct.

Ms. Yates indicated that the petitioner concurred with the planning report and provided renderings of an optional barn to be offered to purchasers. Discussed at length were landscaping buffers and materials to be used for screening purposes, recreational trails and how they connected, and a review of the style and features of homes being offered.

Ms. Aitken made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations and revisiting the landscape buffer along I-75. 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)**

2.5 SP 9-5-03, Camelot Estates, 3900 Joan's Way (A-1)

Michele Sherlock, Jeffrey Marks and Nate Chamberlin, representing the petitioner, were present. Ms. Nolan read the planning report. Ms. Aitken questioned why there was a sidewalk on one side only. Ms. Nolan explained that it was not required since there was no "connectivity" to other communities. Chair Aucamp specified that since the site plan had been approved, the purpose of this meeting was to address the two houses that were presented.

Ms. Sherlock provided a presentation on two houses and answered questions posed by Committee members. It was agreed that the petitioner would provide photographs for a record of the homes as they were built in order to comply with anti-monotony concerns.

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A lengthy discussion ensued regarding the rural lifestyle initiative and that the architectural features of each house should be consistent. Mr. Marks contended that the design for each house was consistent and that as a compromise, the guard house was designed in the Florida vernacular since it would be the most obvious structure in the development. It had been agreed that to encourage a more inviting look for the house on Lot 17, that a fountain and seating area would enhance the entrance and make it more welcoming. It was also agreed that a porch could be added to the house on Lot 1.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve based on modifications to both the fronts creating an "outside living environment" that clearly showed a tie between the street and the front door; and subject to returning to this Committee as "old business" to show how this was being achieved. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - absent; Mr. Engel - yes. **(Motion carried 4-0)**

Master Site Plan

2.6 MSP 7-1-02, Millcreek Ranches, west side of SW 148 Avenue between SW 26 Street and SW 36 Street (A-1)

Brenda Yates and Carlos Baube, representing the petitioner, were present. Ms. Nolan read the planning report.

Ms. Yates explained the intent of the project and clarified access, rights-of-way and buffer issues. Mr. Baube indicated where the developer would be installing a road that extended to 31st Court.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - absent; Mr. Engel - yes. **(Motion carried 4-0)**

3. OLD BUSINESS

Ms. Aitken asked about the situation at Grand Oaks Estates which led to a brief discussion. Ms. Nolan clarified some points and indicated that she would provide an update at the next meeting.

4. NEW BUSINESS

The Board decided to meet November 12th, the day after Veterans Day.

5. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:50 p.m.

Date Approved: _____

Chair/Committee Member