

**SITE PLAN COMMITTEE
MAY 8, 2001**

1. ROLL CALL

The meeting was called to order at 4:10 p.m. Committee members present were Chair Jeff Evans, James Aucamp, Jr., Sam Engel, Jr., and Vice-Mayor Judy Paul. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting. Vice-Chair James Marcellino was absent.

2. APPROVAL OF MINUTES: February 27, 2001
March 14, 2001

Mr. Aucamp made a motion, seconded by Mr. Engel, to approve the minutes for February 27, 2001, and March 14, 2001. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - yes. (**Motion carried 4-0**)

3. SIGN

3.1 S 4-2-01, Extra Care Animal Hospital, 950 South Flamingo Road (A-1)

Jerry Moore, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval).

Mr. Moore indicated that this would be the only sign for the project and that it was similar to the Flamingo Gardens' sign. Vice-Mayor Paul asked if the sign could depict two animals instead of three. She was concerned that similar signs would be installed along Flamingo Road in the future, which would take away from the uniqueness of the sign. Vice-Mayor Paul stated that she was not comfortable with the sign in general, especially with the illumination. Chair Evans asked what were the restrictions on signage and Mr. McClure stated that there were no aesthetic restrictions; only height and square footage were restricted.

Mr. Moore asked what objections the Committee had with the sign as presented. Mr. Engel felt it was "cartoonish." Vice-Mayor Paul suggested a monument sign with colors that matched the building. Mr. Moore indicated that he had no place to put a sign on the building and there was no other place to locate it. Chair Evans indicated his agreement with Vice-Mayor Paul and stated that this was not what he had anticipated for Flamingo Road, especially because it was white and backlit. Vice-Mayor Paul again recommended a monument sign with the colors matching the building and with different lighting. She was concerned that the sign as presented would give a "carnival" theme to Flamingo Road.

Vice-Mayor Paul made a motion, seconded by Mr. Aucamp, to deny. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - yes. (**Motion carried 4-0**)

4. SITE PLANS

4.1 SP 3-1-01, Tail End Pet Resort, 10401 Orange Drive (A-1) (**tabled from April 10, 2001**)

Mr. McClure advised that the applicant had withdrawn the petition.

Vice-Mayor Paul advised that the site was being cleared with the taking down of trees and heavy equipment was located there. Mr. McClure stated that they were permitted to clear exotics from the property; however, they did not have a site development permit and they could not move dirt. At Vice-Mayor Paul's request, Mr. McClure stated he would look at the site.

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Vice-Mayor Paul made a motion, seconded by Mr. Engel, to approve the applicant's withdrawal. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 4-0)**

4.2 SP 10-5-00, Home Depot at Stirling Road and University Drive, west of University Drive, east of SW 82 Avenue, north of Stirling Road (A-1 and B-2)

Dennis Mele, Mike Gasse and Kevin Workman, 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).

Chair Evans asked if the variances had been granted and what the terms were. Mr. Mele stated that the variances had been granted and using an aerial photograph, he pointed out the resulting changes.

Mr. Mele made a thorough presentation which included the site plan of the existing facility and an overlay that showed the new store size and proposed parking. He indicated that the northeast entrance would have to be eliminated for safety reasons as per the Florida Department of Transportation.

Mr. Engel asked about the storage area that had been eliminated. Mr. Workman indicated that staff had misinterpreted the original plan. He stated that outside storage was not allowed. Mr. Mele clarified that the term "storage" would be eliminated from the front area, as it was for customer pickup.

Chair Evans asked about the setback and if it met Code. Mr. McClure replied affirmatively and stated that this proposal came in nine feet closer to University Drive, but was still in compliance. Mr. Mele stated that since this was a redevelopment site, the Winn Dixie already had the loading ramps. Chair Evans voiced his objection to the loading area being in the front of the building. He also objected to the warehouse-type façade on University Drive and the use of landscaping as architecture. Chair Evans recommended that the façade be moved back 10 to 12 feet and a canopy be placed with improved aesthetics.

Mr. Workman reiterated that this was a redevelopment site and the anchor of this mall had been vacant for many years. He stated that Home Depot had a criteria to meet for size and there was no space to change the design as Chair Evans requested.

Ken Baye, Real Estate Manager for Home Depot, stated that there were constraints that limited the design of this property. He also stated that he was limited economically and if the Town required many revisions to the site plan, it would not be a feasible project for Home Depot. Mr. Baye indicated that if the Town wanted aesthetic improvements and not structural change, then this project might be feasible.

Chair Evans indicated that aesthetics were important to the Town, especially for long-term development. He stated that Home Depot was going to have to redesign the front of the building to make it more appealing.

Mr. Mele indicated that this site plan met all the requirements of the Code and that was what was necessary for site plan approval. Mr. Engel made a recommendation to add a 125 foot parapet on the northeast side of the building. After some discussion, Mr. Mele indicated that the parapet could be redesigned as per Mr. Engel's suggestion.

There was discussion between the landscape architect and Mr. Aucamp about the placement and types of trees planned for the project. Mr. Aucamp indicated he was satisfied with the landscape plan and made some recommendations for options.

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Vice-Mayor Paul asked if there was anything that could be added to the façade to give it a more appealing look rather than landscaping. Mr. Baye stated that the landscaping would make a dramatic buffer from the street.

Chair Evans asked about the sign. Mr. Mele stated that the sign was not part of this application. Mr. Engel noted that the trees would eventually block the sign once they were mature and he suggested that the applicant consider that point. Mr. Mele reiterated that there were many limitations on this project, but they were open to suggestions for cosmetic improvements. A debate ensued regarding aesthetic standards verses costs.

Vice-Mayor Paul made a motion, seconded by Mr. Aucamp, to approve based on the following: that there be a 125 foot long parapet on the north elevation; that there be an element on the east elevation which repeated the entrance feature with the canopy; that there be an additional variegated Arcibola hedge against the east wall to “free form” with the Yellow Tabebuia; that there be eight additional eight-foot tall Yellow Tabebuia trees in clusters between the columns; that this be subject to the fourth recommendation made by staff in the planning report [completing the tree mitigation requirements by Earth Advisors before a Certificate of Occupancy is issued]; and that all the Oak trees in the berm area, with the exception of one tree that had been identified by staff, would remain untouched. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 4-0)**

5. OLD BUSINESS

Vice-Mayor Paul asked when the equestrian parks at Imagination Farms East would begin and when it was expected to be completed. Mr. McClure stated that he would research and report back to Vice-Mayor Paul.

Vice-Mayor Paul indicated that she understood that a sidewalk was to be constructed where the telephone poles were in the south area at the base of the berm on Orange Drive. Mr. McClure stated he would check on this.

Vice-Mayor Paul referred to Chair Evans’ concerns with the Code and made the recommendation that he and Mr. McClure work together to recommend adjustments in the Code, as there were problem areas that repeatedly came up. Chair Evans agreed and stated that “developers would not spend money in this Town” unless there was a structure set up for them to do so.

Planner Marcie Nolan gave an update on the Griffin Corridor Design guidelines. She stated that the guideline was reviewed by the consultant and it would be revised with minor changes. Ms. Nolan asked that another workshop be scheduled so that this project could be finalized. It was decided that a workshop would be scheduled at 2:00 p.m. on the day of the next Committee meeting. Vice-Mayor Paul reminded Mr. McClure that the workshop would need to be advertised.

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6. NEW BUSINESS

There was no new business discussed.

7. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

8. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:25 p.m.

Date Approved: _____

Chair/Committee Member