

**SITE PLAN COMMITTEE  
OCTOBER 10, 2006**

**1. ROLL CALL**

The meeting was called to order at 4:00 p.m. Committee members present were Chair Bob Breslau, Vice-Chair Jeff Evans, Julie Aitken and James Aucamp, Jr. Also present were Vice-Mayor Crowley (departed at 4:15 p.m.) Planning and Zoning Manager Bruce Dell (arrived at 4:23 p.m.), Deputy Planning and Zoning Manager Marcie Nolan, and Secretary Janet Gale recording the meeting. Sam Engel, Jr., was absent.

**2. APPROVAL OF MINUTES:** September 26, 2006

Ms. Aitken noted that on page three, third paragraph, the word equestrian needed to be changed to pedestrian. Ms. Gale indicated that she would make the change.

Ms. Aitken made a motion, seconded by Mr. Aucamp, to approve the minutes of September 26th. In a voice vote, with Mr. Engel being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLAN**

3.1 SP 11-7-05, Oak Landings, 6501 and 6641 SW 41 Street (RM-16)

Jay Evans, Scott McClure and Erik Ferner, representing the petitioner, were present. Ms. Nolan read the planning report.

Vice-Chair Evans indicated that he would abstain from voting on this item as he was the architect on this project. He asked if there were any objections to his making the presentation. As there were no objections, Vice-Chair Evans used renderings and a color board to better explain the intent of the project.

Ms. Aitken asked if the townhouses were to be considered affordable housing and if they were in the Community Redevelopment (CRA) district. Mr. Ferner indicated that the houses were located in the CRA district and that they would be working with the Town to provide a product that was affordable being under \$300,000. He displayed photographs which were an accurate representation of the current condition of the property.

Chair Breslau noted that the guest parking consisted of compact spaces only. He offered a solution for expanding the size of the guest parking spaces by reducing the sidewalk width. The applicant agreed to work with staff and Engineering to see if it could be arranged.

Other items of discussion were the color of the chain link fence; confirmation that hedges were to be placed along the fence; and the replacement of five hardwood trees with five Royal Palms, four-foot grey wood on SW 41 Street, south of building two.

Mr. Aucamp made a motion, seconded by Ms. Aitken, to approve based on staff's comments and the following: 1) that the applicant was to work with staff to increase the width of the compact parking spaces to ten-foot wide where possible and subject to Engineering's approval that the sidewalks could be reduced to four-foot widths; 2) that the chain-link fence would be black vinyl-clad; 3) to replace the front five hardwood trees with five Royal Palms, four-foot grey wood; and 4) if the two Live Oaks and one Slash Pine do not make it through the construction process, the applicant must replace them caliber-inch for caliber-inch on the site. If there was no room on the site, they could be donated to the Town. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Evans – abstained; Ms. Aitken – yes; Mr. Aucamp – yes; Mr. Engel – absent. **(Motion carried 3-0)**

**4. OLD BUSINESS**

There was no old business discussed.

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**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

Ms. Aitken asked about the public response to the Saddle Bridge site plan design at the previous meeting since she was unable to stay for that item. Chair Breslau explained that most comments were not within the Committee's purview.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 4:30 p.m.

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

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