

**SITE PLAN COMMITTEE
DECEMBER 13, 2005**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Julie Aitken, Bob Breslau and Jeff Evans. Also present were Planning and Zoning Manager Bruce Dell, Planner David Abramson and Secretary Janet Gale recording the meeting. Vice-Chair Sam Engel, Jr. and James Aucamp, Jr. were absent.

2. APPROVAL OF MINUTES: November 29, 2005

Mr. Breslau made a motion, seconded by Mr. Evans, to approve the minutes of November 29, 2005. In a voice vote, with Vice-Chair Engel and Mr. Aucamp being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLANS

3.1 SP 8-12-04, Lorson Estates, 1275 SW 130 Avenue (A-1)

Manny Sinalovski and Monica Capelluto, representing the petitioner, were present. Mr. Abramson summarized the planning report.

Chair Aitken asked if this project had gone through the public participation process. Mr. Abramson explained that the application had been submitted prior to that requirement.

Mr. Sinalovski stated that he concurred with the comments in the staff report. He also agreed with the recommendations, most of which had been completed. He displayed several renderings, a color board and site plan to help explain the intent of the project.

Chair Aitken recognized that the public wanted to speak about this item. She gave them the opportunity to address the Committee.

Ron Swanson, 13011 SW 14 Place, advised that he had not received a notice regarding the project. Mr. Abramson explained that notice was not required for Site Plan; however, he should have received a notice for the Planning and Zoning meeting. Mr. Swanson expressed that he was opposed to the project since it was not consistent with the established residences. Mr. Dell and Chair Aitken reiterated what was within the purview of the Committee regarding aesthetics and architectural details. They advised Mr. Swanson to attend the Planning and Zoning meeting and Town Council meeting when this item would be addressed.

Sandra DePompa, 13411 SW 14 Place, explained about the damage to the tree canopy due to Hurricane Wilma and advised that there was no longer a noise buffer between the school stadium and homes on SW 14 Place. She asked if the Town would possibly construct a canal in order to improve drainage on her street and that this development would only exacerbate the problem.

Chair Aitken advised the public of the dates and times of the Planning and Zoning Board and the Council meetings when this item would be discussed. She again indicated which boards made recommendations and that Council ultimately made the decisions.

Mr. Dell suggested to the developer that he take this situation under advisement and make an effort to meet with neighboring residents in order to exchange information and avoid confrontations.

Chris Galbraith, 13501 SW 14 Place, expressed her four concerns which were: the widening of SW 14 Street and its effects on drainage; the "jog" in the road; dynamite blasting for the lake; and future R-5 development which she believed was too dense for the community.

**SITE PLAN COMMITTEE
DECEMBER 13, 2005**

Mr. Synalovski responded to the issues brought up by the residents. He assured that this project was independent of other undeveloped sites and he spoke of the dedicated 32-foot buffer.

Mr. Breslau advised that the issues being discussed were not relative to this Committee as it was supposed to focus on architecture and the functional placement of the units. He recommended that the developer meet with residents at another time so that the aforementioned concerns could be discussed. Mr. Synalovski agreed and indicated that he was eager to address their concerns. He commented that aside from the reality that this was not a one-unit-per-acre project, he believed that the other concerns expressed by the residents could be amicably resolved.

Mr. Breslau listed the comments and recommendations which had been noted in the planning report and had Mr. Synalovski confirm if they had been completed and/or that he agreed to complete them.

Other items discussed were: extending the entrance feature in order to help screen the garage entrances for lots one and five; accessing lot four from the west; the lake and its primary function for water retention for the site; work with staff on increasing or "bulking up" the tree density along SW 14 Street and the back of lots five, six, seven, eight and nine; that the developer would disclose to purchasers which lots may not accommodate pools; labeling of the models on the plans; shutters for the front window of model one and to correct the floor plan to match the elevation; segmenting of the roof in the rear of model Two in order to match the curve; the possibility of providing an actual balcony for the front of model Two; the use of impact glass for the windows; providing a choice of colors for the brick pavers in driveways; and the addition of windows to garages.

Mr. Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report, the rezoning and the following: 1) that on the site plan, take the entrance feature wall and mirror it on both sides of the entry and increase it to approximately 35-feet long in order to buffer the side entry garages; 2) that access to lot four be from the side street; 3) to label models on the floor plan so that they were clear; 4) readdress the landscaping along the perimeter buffers, specifically SW 14 Street, because there did not appear to be any type of buffer to the neighbors across the street; 5) on model One, add shutters to the front window, look at the gable over the garage, and correct the rear elevation and make it match to the actual configuration; 6) on model Two, look at the front fake balcony as possibly being a real balcony or a large recessed window; 7) show the "box outs" on the floor plan that represent the architectural elements on the front; 8) offer three different colors for the brick pavers for the driveways; 9) add windows with some decoration to each garage; and 10) show the roof slope at "four to 12" and would recommend a steeper slope to give it more presence. In a roll call vote, the vote was as follows: Chair Aitken - yes; Vice-Chair Engel - absent; Mr. Aucamp - absent; Mr. Breslau - yes; Mr. Evans - yes. **(Motion carried 3-0)**

3.2 SPM 9-5-05, Provence, southwest corner of Flamingo Road and SW 14 Street (A-1)

Jason Wilson, Albert Cohen and Jennifer Salman, representing the petitioner, were present. Mr. Abramson reminded the Committee that the applicant was seeking approval to modifications which were made to three models formerly known as Flamingo Estates.

**SITE PLAN COMMITTEE
DECEMBER 13, 2005**

Having three separate elevation styles for three different models, Mr. Evans began the discussions. He noted that the front elevations were well done; however, the sides and rear elevations were minimal and devoid of the any style. The Committee was in agreement and believed that the "Florida vernacular" would not be necessary for a fourth style.

Mr. Breslau made a motion, seconded by Mr. Evans, to table to December 27, 2005, if the applicant could be ready. If the applicant could not be ready, then this item would be tabled to January 10, 2006. The applicant would come back with modifications to the sides and rears only, and the Committee would accept small computer generated drawings. In a roll call vote, the vote was as follows: Chair Aitken - yes; Vice-Chair Engel - absent; Mr. Aucamp - absent; Mr. Breslau - yes; Mr. Evans - yes. **(Motion carried 3-0)**

4. OLD BUSINESS

There was no old business discussed.

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 5:55 p.m.

Date Approved: _____

Chair/Committee Member