

1 for the Chairman to limit the time that speakers may have. If a time limit is to be
2 imposed, it will be announced at the time that the public hearing is opened. If a
3 speaker wishes to be heard for the record but does not have any new information
4 regarding the item being considered, the speaker shall give his/her name and
5 address for the record and state that they agree with the presentation made by a
6 previous speaker, giving the specific name of the person. When the Chairman
7 believes that no additional information is forthcoming, the Chairman shall close
8 the public hearing portion of the meeting.
9

10 VIII. Old Business

11
12 There was no old business to discuss at this time.
13

14 IX. New Business

15
16 A. 2016-SP-02: Request for Site Plan Approval for revisions to an existing
17 developed office building property located at 3200 Lake Emma Road.
18 Applicant: Reid Berman for TGT Lake Emma, LLC
19

20 Mr. Omana said this is a request for site plan approval and P&Z is the terminal board.
21

22 Mr. Omana pointed out this item is quasi-judicial and we have a quasi-judicial sign-in
23 sheet for anybody who wishes to be kept abreast of this matter.
24

25 Mr. Omana said the applicant is requesting site plan approval to revise the 23.3-acre
26 property outlined on the exhibit on the overhead. It involves the re-design of the
27 northern parking area in order to improve the traffic flow on site and add 92 parking
28 spaces. The subject property is located in the northwest quadrant of the intersection of
29 Lake Emma Road and Sand Pond Road. There is currently one building on the
30 property. This was before the Board a number of years ago for some parking
31 improvements on the south side. Subsequent to the development petition, there has
32 been a lot split conducted for the property splitting it into the configuration shown on the
33 overhead.
34

35 Mr. Omana said this item involves parking lot reconfiguration. He showed the
36 attachment included in the packet on the overhead that shows the affected areas in the
37 northeast quadrant. It will include redoing the parking areas. They are also going to do
38 a substantial increase and improvement in the landscape buffers. The north and
39 eastern buffers are going to be supplemented with an additional 54 canopy trees, 73
40 sub-canopy trees, and approximately 475 new shrubs. He had a discussion with the
41 project engineer and they have estimated this improvement to be in the vicinity of
42 \$125,000 worth of landscaping and greenery.
43

44 Mr. Omana said they have also done the data analysis and shown that the stormwater
45 management will be provided through a master stormwater system. Drainage is not an

1 issue. The pervious and open space calculations have been done and they comply with
2 the Comp Plan and the Land Development Code.

3
4 Mr. Omana said of the trees to be removed, none of them are historic. We had them
5 include crape myrtles in the parking lot so as to not have just a barren wasteland of
6 parking spaces and islands. Since this is an existing site, the developers agreed to plop
7 down the crape myrtles in those areas being very careful that there's not the
8 competition between them and the light poles. We all know what happens when that
9 competition happens. The landscaping ends up losing.

10
11 Mr. Omana said with respect to the parking, the proposed modification results in 595
12 spaces for the project which equates to exceeding the 1 per 250 (square feet of floor
13 area). Per code 372 spaces are required. Since this is an existing development, the
14 reconfiguration does not affect the existing conditions. It enhances it.

15
16 Mr. Omana said we have been working closely with Majib Kalaghchi with S.K.
17 Consortium who is the engineer of record on this project. He noted he was in the
18 audience this evening. He also worked with Mr. Reid Berman of TGT Lake Emma, LLC
19 on this project and they have been meticulous in trying to provide the best product
20 possible. Understanding it is a revision we wanted to make sure that the proper
21 opportunities were taken to take it above just a revision and make it look like a real nice
22 project. We believe they have done that.

23
24 Mr. Omana said the proposed modifications include a modification to the north end. It is
25 a proposed right-of-way onto the roadway on the north end and that will line up with the
26 curb cut that is across to the north. That will improve the circulation of the site and will
27 make it more efficient.

28
29 Mr. Omana said we find all the criteria have been met for granting approval for the
30 modification of the site plan. It is consistent with the Lake Mary Code of Ordinances
31 and Comprehensive Plan. We respectfully request approval. We are available for any
32 questions.

33
34 Chairman Hawkins said the crape myrtles are going throughout the rest of these 23
35 acres in the existing islands.

36
37 Mr. Omana pointed out the location of the crape myrtles on the exhibit.

38
39 Chairman Hawkins asked if there was irrigation there.

40
41 Mr. Omana said there will be irrigation.

42
43 Majib Kalaghchi, Project Engineer with S.K. Consortium, came forward. The developers
44 that purchased this property have made a number of enhancements to the property
45 including some hardscaping improvements and outdoor areas. We came in for Phase 1
46 of these improvements three or four years ago enhancing the hardscaping and

1 landscaping on the east side of the existing building to the south which they split and
2 sold off. This is the northern half that they have kept. The site circulation was a
3 problem and they didn't have any access to Exchange Place. That is provided with this
4 plan. The parking circulation gets improved and the landscaping gets enhanced. One
5 of their No. 1 concerns when they purchased this property was to make it look more like
6 a classy office building. There was a lot of vegetation that did not provide that aesthetic
7 look that they were looking for.

8
9 Chairman Hawkins said he liked everything and thought it was going to be great,
10 especially with all the landscaping and the curb cut to the north.

11
12 Chairman Hawkins asked if anyone wanted to speak for or against this item. No one
13 came forward and the public hearing was closed.

14
15 Member York said he liked the additional landscaping.

16
17 Chairman Hawkins said there is no drawback to this as far as he could see. He said he
18 was glad they are doing it finally.

19
20 **Justin York moved to approve 2016-SP-02, Request for Site Plan Approval for**
21 **revisions to an existing developed office building property located at 3200 Lake**
22 **Emma Road with one finding of fact by staff, seconded by Steven Gillis and**
23 **motion carried unanimously 5 – 0.**

24
25 X. Community Development Director's Report

26
27 Mr. Omana said since there was no City Commission meeting last week, he had nothing
28 to report.

29
30 XI. Other Business

31
32 There was no other business to discuss at this time.

33
34 XII. Reports of Other Members

35
36 Chairman Hawkins asked what they were doing to the City Hall parking lot.

37
38 Mr. Omana said they are re-doing it in light of some uneven surfaces that created some
39 potential liability issues. Somebody did trip. The City Manager and Commission
40 determined it needed to be fixed before somebody gets hurt.

41
42 XIII. Adjournment

43
44 **Justin York moved to adjourn, seconded by Steven Gillis and motion carried**
45 **unanimously 5 – 0.**

1 There being no further business, the meeting adjourned at 6:20 P.M.

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5

6 Dr. Robert Hawkins, Chairman

Mary Campbell, Deputy City Clerk