

October 13, 2010

The meeting was called to order at 3:03 p.m. with the following members and staff present:

- Mr. Gaius Bruce, ViceChairman
- Ms. Joanne Connor, Committee Member
- Mr. Kenneth Walters, Committee Member
- Ms. Kathi Martin, Committee Member
- Mr. Leslie Statler, Planner I, Staff to the Committee

Mr. Gaius Bruce opened the meeting by introducing the members and asking the committee to review the minutes from the September 14, 2010, meeting. He asked if there was discussion of the minutes. Ms. Leslie Statler noted two text changes requested by Ms. Lisa Epstein. The Board unanimously approved the minutes with the changes noted.

Mr. Bruce introduced the case, 2010+NAARB+007, "Boondocks" located within the heart of Navarre overlay district at 8651 and 8671 Navarre Parkway. Mr. Danny Bilger explained the changes made to the site include the addition of a gravel parking area, connecting the existing decks and adding a roof system. Ms. Joanne Connor asked staff whether the Board could approve the gravel parking. Ms. Statler advised that the Board may make a recommendation and that the applicant could seek a Variance from the Zoning Board of Adjustments to allow the gravel parking area. Mr. Kenneth Walters inquired about the ownership of the property and the responsibility of the developer if something goes awry. Mr. Bilger stated that there are attorneys working to make a determination about the numerous easements and legal issues with the development of the site. Ms. Connor commented that this situation underscores the need to comply with the Code. She asked the applicant why there was a need for the gravel. Mr. Bilger replied that the customers were parking in the sand and getting stuck. He placed the gravel on the site to prevent this from happening every weekend. The Board then discussed the engineering requirements involved with adding paved parking.

Ms. Kathi Martin made a motion to approve the deck. Mr. Walters seconded the motion. The Board unanimously approved the motion. Ms. Connor asked for clarification about the roof system over the deck and whether the approval would be for the system as it exists. Staff advised that the applicant installed the system without permits and will be required to have building permits. Ms. Connor stated that the view from the water is just as important as the view from the road. Mr. Bruce stated that he didn't find it offensive. Ms. Connor expressed her desire for consistency and cohesion within the building's aesthetic. Mr. Walters agreed that the building needs to have aesthetic consistency. Ms. Martin clarified that the Board agreed the deck structure was acceptable. The Board agreed the deck structure was fine. Mr. Bilger offered to remove the awning. Ms. Connor made a motion to approve the metal roof over the deck but not the awning and offered the applicant the option to extend the metal roof over the new deck without returning to NAARB. Ms. Martin seconded the motion and it was unanimously approved.

The Board then discussed the gravel parking area. Ms. Martin expressed her concern over creating a potentially precarious situation by approving gravel when the Code specifically disallows it. Ms. Connor agreed, stating that since there is no other gravel on the site there is no special circumstance to warrant the addition. Mr. Bilger said that he was concerned with the impact of having the project engineered for the addition of impervious surface. Ms. Connor inquired as to the requirements pertaining to paving the parking area. Mr. Walters and Ms. Martin explained the process. Ms. Martin asked the applicant if the additional parking area is necessary. Mr. Bilger stated that it is on Fridays and Saturdays. He expressed his pride in the improvements made to the site. Ms. Martin suggested to the Board that they give him a few years until the businesses were established and he could afford the undertaking of paving the area; the Board concurred. Ms. Martin then made a motion to approve the gravel parking area "as Navarre is" for a period of 2 years and, at the end of such time, the area must either be paved or the applicant must bring the item back to the Board for discussion. Mr. Walters seconded the motion and it was unanimously approved.

The Board then began their discussion of the freestanding sign and its compliance with respect to the pole covers and landscaping at the base. Ms. Connor inquired of the greenery at the top of the sign. Mr. Bilger offered to remove it if the Board gave him a reprieve on the landscaping so he would not have to install irrigation. The Board suggested that he utilize native plants such as pampas grass and Red Fountain Grass. The Board discussed granting the applicant some leniency with respect to the pole cover if the base is landscaped. Ms. Connor asked about the material for the sign face and the placement of temporary signage. Staff advised that the applicant could use removable sign letters to advertise specials. Mr. Walters asked if the end caps and exposed metalwork could be covered. Ms. Martin made a motion to approve the sign as presented with the addition of wood on the end caps and to waive the pole cover requirement if it is landscaped sufficiently to cover the poles. Mr. Walters seconded the motion and the Board voted to unanimously approve the motion.

Mr. Bruce introduced the case, 2010+NAARB+008, "Vanderheyden Inc." located within the Heart of Navarre overlay district at 8783 Navarre Parkway. Ms. Vanderheyden presented the proposed sign. Ms. Connor asked the applicant to clarify that the planter box would be on both sides of the sign; Ms. Vanderheyden agreed. The Board discussed the colors; staff advised them of the colors which were outside of the approved color palette. Ms. Connor made a motion to approve the sign with the condition that the colors are adjusted to those within the acceptable range. Ms. Martin seconded the motion and the Board then voted unanimously to approve the sign.

The Board then discussed other business. Ms. Statler advised the Board that the County was now accepting applications for NAARB membership. She also updated the members on the status of the JDL Leasing project, stating that the Zoning Board of Adjustments had approved the request based upon the recommendation of the NAARB. The Board then discussed the architectural requirements and vision for the Town Center and the economic impact on businesses. Ms. Statler advised that if there is something that needs to be addressed through the Code, the Board may make specific recommendations to the Board of County Commissioners to amend the Code and then Planning & Zoning would process the changes.

Mr. Bruce asked for a motion to adjourn. Ms. Martin made the motion without objection. The meeting adjourned at 4:05 p.m.

Minutes approved by the Board

Project Specification Sheet  
Minutes Addendum

2010+NAARB+007, "Boondocks"

The following determinations were made:

- New deck area is approved as follows:
- The proposed awning was not approved and must be removed. The applicant may extend the approved metal roof (next item considered below) over this section of deck at a future date without the Board's consideration.
- Architectural Style: Caribbean vernacular; compatible with existing building style
- Materials: Wood deck only
- Colors: Natural wood
- Lighting: No new lighting proposed
- Roof over existing deck is approved as follows:
- Architectural Style: Caribbean vernacular; compatible with existing building style
- Materials: Wood frame with 5V crimp metal roofing material
- Colors: Brown
- Lighting: No new lighting proposed
- New gravel parking area is approved as follows:
- The approval is valid for a period of 2 years. At the end of the allowed time period, the gravel area must either be paved or brought back to the Board for discussion.
- Architectural Style: Not applicable
- Materials: Gravel
- Colors: Light gray
- Lighting: No new lighting proposed
- Freestanding signage is approved as follows:
- Pole cover requirement is waived if the base is landscaped sufficiently to cover the poles.
- The sign end caps must be boxed in with wood.
- Architectural Style: Compatible with existing building style; wooden face with attached letters and greenery
- Materials: Wood attached to a metal frame supported by metal posts
- Colors: Sign face: Natural wood
- Sign Lettering: Black
- Sign Frame: Not be visible; will be concealed by wooden end caps
- Sign Posts: Unpainted
- Sign Face is 80 square feet in size;
- Sign height is 16 feet;
- Exposed pole height is 6 feet;
- No lighting is approved.

Sign Requirements:

	Allowed by Code	Proposed Sign
Sign Face Size:		
Wall Signage	Not Applicable	Not Applicable
Freestanding	100 square feet	80 square feet
Freestanding Sign	20 feet	16 feet
Height		
Exposed Pole Height	8 feet	6 feet
Lighting: None indicated		
Pole covering: None is required as long as the base landscaping is sufficient to conceal the exposed posts		
Base Landscaping: See above Pole Covering requirements		

2010+NAARB+005, "Vanderheyden Inc."

- The new signage is approved as follows with the condition that the colors would be toned down to comply with those within the approved Sherwin Williams color palette:
- Wall signage:
  - Architectural Style: Compatible with existing building style
  - Materials: Wood frame with vinyl face
  - Colors: Varying shades of blue, yellow, orange, and red, all of which will be within the approved Sherwin Williams color palette
  - Sign face is 45 square feet in size
  - Freestanding signage:
  - Architectural Style: Compatible with existing building style; painted support columns with caps and a planter with lights at the base
  - Materials: Wood frame with vinyl face
  - Colors:
  - Sign face: Varying shades of blue, yellow, orange, and red, all of which will be within the approved Sherwin Williams color palette
  - Sign Frame: White
  - Support columns will be painted white;
  - Sign Face is 96 square feet in size;
  - Sign height is 12 feet;
  - Exposed pole height is 2 feet;
  - Base landscaping within a planter box is approved as presented;
  - Lighting will consist of up-lighting located within the planter box.

Sign Requirements:

	Allowed by Code	Proposed Sign
Sign Face Size:		
Wall Signage	54 square feet	45 square feet
Freestanding	100 square feet	96 square feet
Freestanding Sign	20 feet	12 feet
Height		
Exposed Pole Height	6 feet	2 feet
Lighting: Up-lighting from within the planter box		
Pole covering: None indicated; wood support columns, which will flank the sign, will be decorative and painted		
Base Landscaping: Landscaping is indicated within a planter box		