

DESIGN REVIEW COMMITTEE MINUTES

Albert Antelman, Chair
 Anthony Tomasello, Vice Chair
 William Growdon, Member
 Curtis Cormane, Member
 Jack Kiesel, Member

Neda Zayer, Interim Community Development Director
 Michael MacDonald, City Clerk

REGULAR MEETING:

WEDNESDAY, SEPTEMBER 20, 2023 – 6:00 P.M.

COMMUNITY MEETING ROOM, CITY HALL, 501 POLI STREET

Chair Antelman called the meeting to order at 6:01 p.m.

ROLL CALL

PRESENT: Members Growdon, Cormane, Kiesel, Vice-Chair Tomasello, and Chair Antelman

STAFF: Rachel Dimond, Interim Assistant Community Development Director
 Jamie Peltier, Principal Planner
 Grant White, Assistant Planner
 Taylor Hernvall, Associate Planner
 Heather Bowling, Recording Clerk

PUBLIC COMMUNICATIONS – None

FORMAL ITEMS

Item #1 was pulled from the Consent Agenda and item #4 was heard with item #1.

- 1. Approval of the Design Review Committee August 16, 2023 Meeting Minutes and Revised motion for PROJ-22-0194 – Ocean Avenue Apartments.**

Recommendation: Approve, as presented.

- 4. Revised motion for PROJ-22-0194 – Ocean Avenue Apartments**

Case Planner: Gene Burse, Senior Planner

SPEAKERS:

Staff: Rachel Dimond, Interim Assistant Community Development Director

Members of Public: Glenn Overley, Eileen Shaw

Emails: [public comments](#), [public comments 2](#)

Member Growdon made a motion to approve the August 16, 2023 meeting minutes with corrections and no revisions to the motion for PROJ-22-0194 – Ocean Avenue Apartments.

Member Cormane seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Growdon, Cormane, Kiesel, Vice-Chair Tomasello, and Chair Antelman
NOES: None
ABSTAIN: None
ABSENT: None

Recording Clerk Bowling declared the motion carried 5-0.

Item #3 was heard before item #2.

3. PROJ-22-0247 Citrus Self Storage Major Design Review located at 5960 Valentine Road.

Request for Major Design Review for a proposed one-story self-storage facility (113,926 sf) with a two-story combined office (2,004 sf) and caretaker's unit (1,624 sf) on a 4.76-acre site in the Limited Industrial (M-1) zone with a land use designation of Industry.

Recommendation: That the Design Review Committee (DRC) recommend the Community Development Director approve the Major Design Review.

Case Planner: Taylor Henvall, Associate Planner

Applicant: Bill Kendall

SPEAKERS:

Staff: Taylor Henvall, Associate Planner

Applicant: William Kendall

Members of Public: None

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Member Cormane made a motion to recommend the Community Development Director approve the project with the following recommendations:

- That they use a light colored roof;
- Adding and or changing landscape to include more native plants; and
- Add vines to the perimeter walls on buildings E, F, G, A2, and A1 to discourage graffiti

Vice-Chair Tomasello seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Growdon, Cormane, Kiesel, Vice-Chair Tomasello, and Chair Antelman
NOES: None
ABSTAIN: None
ABSENT: None

Recording Clerk Bowling declared the motion carried 3-0.

2. PROJ-22-0117 AutoZone Major Design Review located at 2610 East Main Street.

Request for Design Review for a new 5,980 square-foot commercial building on a 0.48-acre site in the Urban Center (T5.2) zone within the Midtown Corridors Development Code with a land use designation of Commerce

Recommendation: That the Design Review Committee (DRC) recommend the Planning Commission approve the Design Review.

Case Planner: Grant White, Assistant Planner
Applicant: Kimberly Coronel

SPEAKERS:

Staff: Jamie Peltier, Principal Planner
Applicant: Jacob Glaze
Members of Public: None
Emails: None
Documents: PowerPoint by Staff and Applicant
Ex-Parte Communication: None

Member Kiesel made a motion to recommend the Planning Commission approve the project with the following recommendations:

- That the additional plans that were submitted during the meeting be posted to the agenda as a supplemental packet;
- That they use larger canopy trees in the 4 planters such as Island Oak or Arbutus Mariana; and
- That they reconsider some of the plants in the foundation planters right next to the parking so there is enough room for cars to overhang

Member Cormane seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Members Growdon, Kiesel, Cormane, and Chair Antelman
NOES: Vice-Chair Tomasello
ABSTAIN: None

ABSENT: None

Recording Clerk Bowling declared the motion carried 4-0.

STAFF COMMUNICATION

The next meeting will be on October 18, 2023.

ADJOURNMENT

There being no further items on the agenda, the meeting was adjourned at 07:40 p.m.

FINAL