

# LAKESIDE DESIGN REVIEW BOARD

Minutes of June 8, 2016

Members Present: Frank Hilliker, Duane Dubbs, Janis Shackelford,  
Julie Bugbee, Russ Rodvold, Steve Stockwell, Brian Sesko

Public Present: 8

1. Chairman F. Hilliker called the meeting to order at 6:03 PM.

2. **Open Forum:** none

3. **Approval of minutes:** D. Dubbs made a motion to approve the minutes of May 11, 2016 seconded by J. Bugbee. The vote was 4-Yes, 0-No, 1-Abstain(R. Rodvold).

4. **Administrative / Announcements:** D. Dubbs is willing to be reappointed to seat #3, F. Hilliker will forward paperwork.

5. **Site Plans:**

a. MUP02-010M1 minor deviation located at 9720 Winter Gardens Blvd.

Applicant stated she was told a site plan exemption was required before the minor deviation would be processed by the County. No paperwork would be sent by the County for a minor deviation. Item considered under 6a.

S. Stockwell and B. Sesko arrived

b. PDS2016-STP-16-009 El Capitan/Neighborhood Health Care located at 12549 Laurel St. Revised landscape plans were submitted to the LDRB, responding to comments made at the LCPG meeting. Motion to recommend approval of the site plan by J. Shackelford, motion seconded by D. Dubbs. The vote was 7-Yes, 0-No, 0-Abstain.

6. **Site Plan Exemption Requests:**

a. Request for Site Plan Exemption located at 9720 Winter Gardens Blvd. New signage for a Crunch Fitness business, approx 140 sq ft., and new signage on an existing monument sign. Discussion of the sign's size. D. Dubbs made a motion to recommend approval of the site plan exemption, second by S. Stockwell. The vote was 6-Yes, 1-No (J. Shackelford), 0-Abstain.

b. Request for Site Plan Exemption located at 8445 Los Coches Rd. Install ground mounted solar for existing gas station. Project proposes a solar array on a slope, upper end extends over a parking area. Plans state it is a carport- applicant states it is not, just a diagonal array from 3 ft to 10 ft high with cars underneath. Concern that existing trees in the landscaping would be removed. S. Stockwell made a motion to recommend approval of the site plan exemption with the condition that the existing landscaping to the west of the panels shall not be disturbed. Motion seconded by D. Dubbs. The vote was 7-Yes, 0-No, 0-Abstain.

c. Request for Site Plan Exemption located at 12108 Woodside Ave. Reface building, add parapet wall, and replace signage. Applicant proposed to add a parapet roof, leveling out the existing roofline, and addition of Halo illuminated signage for the Lakeside Cleaners. D. Dubbs made a motion to recommend approval of the site plan exemption, second by R. Rodvold. The vote was 7-Yes, 0-No, 0-Abstain.

d. Request for Site Plan Exemption 12175 Mapleview St. Addition of a monument sign for an apartment complex. Motion to recommend approval by F. Hilliker, second D. Dubbs. The vote was 7-Yes, 0-No, 0-Abstain.

7. **Presentation / Discussion:** None, items were discussed at the May meeting.

A. Used car lot located at 9514 Winter Gardens Blvd.

B. Lakeside Land proposal.

F. Hilliker reported on a response he received regarding signage for Smart and Final, problem with Minor Deviation vs site plan exemptions and whether we receive proper documentation.

J. Shackelford- in this case a significant change to an existing MUP was made, adding additional new signage that was not consistent with the original MUP, and bypassing the LDRB. J. Shackelford will draft a letter for Board review regarding the PDS approval of the Minor Deviation.

8. The meeting was adjourned at 7:31 PM.

Submitted by,  
Janis Shackelford, Secretary.