

Recommendation of the Site, Building Elevations, Building Materials/Colors and Parking Lot Lighting, and Landscaping for the proposed 5,652 SF Building for property located at 17602 Royalton Road, PPN 396-12-035 zoned Restaurant Recreational Service.

Mr. Serne– Item Number One, Outback Steakhouse. Please state your name and address for the record.

Ms. Miller – Stacy Miller, 2202 N. West Shore Blvd., Suite 500, Tampa, Florida 33607.

Mr. Miller – Josh Osterhout, Langan

Mr. Serne– Please explain to the Board what you plan to do.

Ms. Miller – This is not a relocation.

Mr. Osterhout – I know that Stacy and Bill have already gone through the pre-emp with some of the members. This is part of the Royalton Collection project. This is the only outlot and the last piece of the puzzle. Outback is coming in and will be a part of lot 3. When we went through our initial review and approvals, this was all one parcel and since then they have been split into three. Outback will be on the same parcel as Panera. Just for the Outback parcel which is what is shaded in gray, we have 80 spaces for the overall project we are still about 230 over the required amount, and still meet that requirement. I believe that the building is around 5,500 SF.

Ms. Miller – 5,600 and change plus the cooler.

Mr. Osterhout – With that we are still under the 75,000 SF requirement for the overall development. Parking spaces are City Standard, 9 x 19 is with the rest of the development. A few of the comments that came up pre-ARB, our trash enclosure has 8 foot walls on it, I don't remember if it is on the renderings, I believe it is. Then signage, we have 4 signs.

Ms. Miller - The parking spaces in the rear we did relocate and reduce that by a couple from what we had shown on the preliminary site plan because there was some concern about people backing into that isle with the heavy traffic. So we shifted the trash enclosure and relocated those to get them out of that main isle.

Mr. Osterhout – A couple of other things, we also completed the connection to Royalton Road as we initially showed on the rest of the development. So now we will have access

from here for Outback and Panera and then there is the other one that covers the rest of the lots over on this side.

Mr. Biondillo – And that will meet all the slope and cross slope requirements for the ADAG Guidelines?

Mr. Osterhout – Yes, we had 4 endcap spots right in front the door and they all meet ADA accessibility. Landscaping, we meet the number of trees required for this parcel which is 56, the trees are very similar, most are actually the same as the rest of the development, I think there are a few that are slightly different. The overall scheme is the same. Our plant list again jives with the rest of the development. There are a few things in here, I think it is right here where we have some river rock around the building that is kind of the look that Outback goes with. We added that in, that is the only thing that is different than anything else on the project.

Ms. Miller – There is that decorative boulder and some smaller boulders too that is part of the theme landscape.

Mr. Osterhout – Lighting, again we used the same light poles as the rest of the project from the previous meeting. We put some sconces on the front face of the building and also the west face. We don't have any, I don't know if you recall there was more of a utilitarian wall sconce on some of the other buildings, they are on the backside, we don't have any of those on that so that we just have the decorative ones on these sides. We don't have any bollards or anything like that, it is really just the sconces and the light poles.

Mr. Smerigan – The sconces are matching the other ones?

Ms. Miller – Same as the Panera ones. It's hard to see but they are right here at the front door here, and this corner and then as you go, we focused on the two main frontages, so you will see a couple of them placed down here and then I think there is one at the rear. It is like an up-down light but same spec that Panera had.

Mr. Osterhout – Langan did the photometric for both so we used the same kind of materials board.

Mr. Biondillo – The only thing on the lighting, we did on some of the other development had taller pylon style lights to draw attention to the entry point. They are taller wands that we would like to see incorporated into there as well.

Ms. Miller – They are like ground mounted or you are talking about, we do have these decorative pole mounted lights.

Mr. Osterhout – These are more similar to what is over at the main development.

Mr. Biondillo – We are talking about over at the entry area, they are about a 6 inch diameter pole light that went vertical in nature.

Mr. Smerigan – They are wand lights.

Ms. Miller – Oh okay and those are in the ground.

Mr. Smerigan – They used them on the main, the Royalton Collection, the inlying stores and had Panera incorporate them so that theme comes across. Just trying to create some consistency in the design for the whole project.

Ms. Miller – Okay, they did like four of them around their entrance?

Mr. Smerigan – That is what they did. You don't necessarily need four but I would think that we would want to do something similar, so that we carry that theme through.

Mr. Osterhout – Just so you know, they put them more on the corners of the building and they kind of drew to the main part of the building so some of this parking was for these buildings so we had some back here that kind of drew people into it and they knew that this was the path that we want to go to the main entrance.

Ms. Miller – Do they give off much light?

Mr. Osterhout – Not really, they are decorative.

Ms. Miller – So they are more of a decorative.

Mr. Osterhout – They will give off more light than your sconces are but not like a light pole.

Mr. Biondillo – I think they have a key in the plan that actually lists manufacturer, model number and everything.

Ms. Miller – Yes, right here, alright I think we can incorporate a few of those, we have a little bit of room out there I imagine around those columns.

Mr. Smerigan – I think you can do something similar to the way they handled it here.

Ms. Miller – Yes, off to the side, okay. I think that is it on the site.

Mr. Biondillo – While we are on the site plan, how are we handling our waste oil? We require underground retention of that or you have it interior.

Ms. Miller – Yes you mentioned it, we don't have it yet but I have already advised our architect of that so more than likely it will be inside the building. But like you said, it could be that or underground.

Mr. Osterhout – The rest of the development is all underground.

Ms. Miller – So you have your grease traps and then you also have this containment for waste oil too right?

Mr. Biondillo – Waste Oil container, yes.

Ms. Miller – We have done both, okay so we definitely plan on it.

Mr. Biondillo – Since we have seating out here, I know it is not dining seating but we do have seating there an encourage people to wait out there, those bollards have to be structural in nature to resist any vehicle impact coming through into that seating area. So incorporate that into your design too. They look like brick columns right now but they will have to have some sort of structural steel to reinforce it.

Ms. Miller – Okay, you are talking about the actual patio? We have the bollards in front of the handicapped spaces there on the front.

Mr. Biondillo – Right and it is probably going to identify their signage as well, probably incorporate their sign in those bollards.

Mr. Smerigan – On the side you've got some parking spaces that come straight into that. It has been historically our policy to keep vehicles from going through there.

Ms. Miller – I will talk to our architect about the structural element of it. Are you opposed to if we did bollards in the parking space, just so I understand the options?

Mr. Biondillo – No, we need something more than just a six inch curb to help resist that vehicle coming into that area.

Ms. Miller – I am thinking further back, when you get towards the middle of the side of the building we will have the take away spaces and those will have bollards. There are six spaces in the middle of that row, but yes there is nothing right now planned in the front, three, four or five spaces or so. We will either look at adding bollards there or just verify the structural aspect.

Mr. Biondillo – Or you can incorporate them into those brick columns, whatever you want to do.

Ms. Miller – Okay.

Mr. Biondillo – On that site that is it.

Ms. Miller – You are mostly familiar with the building, that is the front entrance there which we've got shown here at the top. As Josh indicated, on the signage, I know we walked about this at the pre-op meeting. We obviously got the front sign which is really our only Code allowed sign and then we planned to seek a variance to do the wall mural on the front and then as you go around to the left side, that is the side facing the entry coming in, that is where we've got our takeaway parking and service for curbside and pull up and come out to your car. There is some directional signage related to that and we are proposing a second letter set on the same entry tower on the other side there. That would be the mural, the takeaway sign and the second channel letter set are the three items that we are proposing for the variance. What I understand, we pulled the variance requests because they are going to incorporate that into the Master Plan.

Mr. Smerigan – We've requested that the Royalton Collection provide a Master Sign Program for the entire development so that it can be consistent for everything. We are not going to act on any signs until we get that overall Master Sign Program and then once we do that we will process this.

Ms. Miller – So any approval that we are seeking is not related to the signage.

Mr. Biondillo – I would make sure that they incorporate that, especially that graphic because that has been an issue that we granted variances before on but we look at it as a graphic. As a graphic it doesn't comply so it requires a variance so make sure that they incorporate that into the Master Sign Program.

Ms. Miller – Okay.

Mr. Biondillo – I was just made aware of the fact that you technically don't have frontage along Royalton Road, because the Royalton Collection property goes out beyond.

Mr. Smerigan – It is only three parcels so this is on the same parcel as Panera so they have frontage but it's not a separate frontage.

Ms. Miller – We are sharing the site.

Mr. Biondillo – It is the best thing to do a Master Sign Program and be done with it.

Ms. Miller – So we are showing it for the purpose of illustration. On the right elevation over here we've got no signs proposed there, carrying the same theme and materials as well as on the rear elevation where we've got the trash enclosure with either the steel gates and man gate back there. That is the four sides. The materials, if you have any questions, this is the brick veneer that you see on the wainscot and some other pieces throughout the building. The Nichiha material is right here, I know a lot of the other buildings are also using Nichiha material too. I know we are showing the wood soffit which you really don't see much of here.

Mr. Serne – The rest is drivet.

Ms. Miller – Yes you have some samples of the colors and the metal finish for the columns and the canopies. That is really it, are there any questions?

Mr. Biondillo – How do they gain rooftop access? Is it internally or is there an internal ladder? We require the parapets to shield your rooftop equipment. Either way is acceptable, I didn't know if you were going with an external ladder or have an interior hatch to get in.

Ms. Miller – Yes, I didn't get a verification on it but I think it is internal. The last many that I have built we haven't had an outside ladder on the back of the building but if it was outside it would be secured and it would come from inside the trash enclosure. I believe it will be from inside.

Mr. Biondillo – That is all I had.

Mr. Serne– Ken.

Mr. Mikula – I think it looks nice.

Mr. Serne – George.

Mr. Smerigan – I am happy with the materials and colors. I think you have done a good job there. I think you have done a good job there and I like the verticality in the elements,

it picks up what you did with the rest of the development. I think it fits in very very well. The only comment was the wand lights to bring that element over. I am fine with the landscaping treatment as well. I think you don't have a lot to landscape. It is very tight but I think what you have done with landscaping matches the rest of the development so I am fine with that as well.

Mr. Serne – The colors, textures look nice. It is not predictable, it is very unique.

Ms. Miller – Thank you, yes there are not a lot of plain walls.

Mr. Smerigan – It matches what is going on in the development, it all fits.

Ms. Miller – We have built a few of them in the last year and it looks nice in the end.

Mr. Serne – You are smaller, only 247 seats.

Ms. Miller – Yes, 240 something we don't really don't go to much above that. We just opened a new one in Tampa that looks pretty similar to this, near our home office back in January.

Mr. Serne – It looks good, I think it is going to fit in well with the rest of the buildings going in there.

Mr. Serne- If there are no other questions or comments I will entertain a motion for Outback Steakhouse.

Mr. Smerigan – I motion to accept the Recommendation of the Site, Building Elevations, Building Materials/Colors and Parking Lot Lighting, and Landscaping for the proposed 5,652 SF Building for property located at 17602 Royalton Road, PPN 396-12-035 zoned Restaurant Recreational Service, subject to the adjustment to the lighting.

Mr. Biondillo – Second.

Roll Call: All Ayes APPROVED

Mr. Serne- Is there any other business to come before the board?

Hearing no further business. The Chairman adjourned the meeting.

Dale Serne ^{1st}

Dale Serne, Chairman

Carol M. Brill ^{1st}

Carol M. Brill, Administrative Assistant,
Boards & Commissions

Approved