

**SITE PLAN COMMITTEE  
JANUARY 23, 2001**

**1. ROLL CALL**

The meeting was called to order at 4:06 p.m. Committee members present were Chair Jeff Evans, Sam Engel, Jr., and Councilmember Judy Paul. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting. Vice-Chair James Marcellino and James Aucamp, Jr. were absent.

**2. SITE PLAN MODIFICATION**

2.1 SP 9-2-00, Griffin Rd. Professional Center, 5450 Griffin Road (B-2) **(tabled from January 9, 2001) (staff requesting tabling to February 13, 2001)**

Councilmember Paul made a motion, seconded by Mr. Engel, to table to February 14, 2001. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 3-0)**

**3. SITE PLANS**

3.1 SP 6-2-00, Flamingo Petroleum, 4351 Flamingo Road (B-3)

Manny Mele, representing the petitioner, requested that this item be moved to the end of the meeting as the planner for the project had been delayed.

Mr. Engel made a motion, seconded by Councilmember Paul, to move this item to the end of the meeting. In a voice vote, with Vice-Chair Marcellino and Mr. Aucamp being absent, all voted in favor. **(Motion carried 3-0)**

3.2 SP 10-2-00, FL. 2653 Hawks Bluff, 4801 SW 148 Avenue (PUD-County)

Jon Shamres, representing the petitioner, was present. Mr. Engel inquired why a "GPS" was necessary on a stationary building. Mr. Shamres explained that it had to do with the timing of a signal going in and out. Mr. Engel indicated that his opinion was that the flag was too small for the size of the pole. Mr. Shamres provided a photo simulation and stated that he would be happy to stipulate that the flag would be in balance with the pole.

Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report).

Mr. Shamres indicated that the latest version of the site plan had complied with staff's recommendations. Mr. McClure responded that the two items were noted on the detail; however, not on the site plan. Chair Evans inquired if the barbed wire was necessary. Mr. Shamres responded that it was typical of fencing for tower sites and there was some discussion regarding the location of this site within the shopping plaza. Councilmember Paul vocalized that she had concerns regarding the proportion of the flag for a 100 foot pole and the aesthetic impact of a "humungus" flag. Mr. Shamres assured that it would be in balance with the pole. Mr. Engel noticed an indication on the plans of a 120 foot pole and inquired which was correct. Mr. Shamres clarified that 120 foot was an error and that 100 feet was correct. There was a brief discussion regarding the uplighting for the flag and landscape for that lighting.

Mr. Engel made a motion, seconded by Councilmember Paul, to approve subject to the planning report; that the pole was designated to be 100 feet tall; and that the United States flag was to be proportionate to the pole. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 3-0)**

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Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the planning report). He clarified that items four and six in the report had been satisfied and subsequently eliminated.

Mr. Mele and Paul Groll, representing the petitioner, were present. Mr. Mele believed that he had complied with the recommendations in the report. Mr. McClure concurred and stated that it had to be noted on the site plan before presentation to Council.

Using computerized renderings and visual aides, Mr. Mele provided a presentation and indicated that this was an "up scale" gas station with architectural features to match the guidelines specified in the master plan of the shopping center. He elaborated on his presentation and answered questions in an attempt to provide more information and better explanations of what the site plan involved. Mr. Mele and Mr. Groll addressed issues of lighting, canopy height, and the horse trail location.

Councilmember Paul had concerns regarding safety issues for the storage of propane gas on the site and noted that it was in close proximity to the C-11 Canal. Planning Aide Geri Baluss indicated that the applicant would be required to obtain permits from various authorities prior to applying for their building permits. Mr. Mele explained the specifications regarding the underground tanks and the operation involved in providing this service to customers. Councilmember Paul was uncomfortable with this feature and asked if it was absolutely necessary. Mr. Mele responded that it was a service that customers have appreciated because of the convenience and he assured that this service was provided at other locations without incident. Councilmember Paul questioned why the site plan approval was required before the petitioner received approval from Broward County agencies. Ms. Baluss explained the process.

Councilmember Paul stated that although the building was wonderful and it was a nice gas station, her concerns were the corridor and the use and she was hoping that the out parcels on this project would have been as indicated with high scale restaurants. She reiterated her only problem was regarding safety issues and stated that it would not take much to have a serious problem there.

Chair Evans noted that there was less than 24 feet to pull into the first island and inquired if the radius had been approved by Engineering. Ms. Baluss responded affirmatively. The landscaping was briefly discussed with Mr. McClure indicating that they were in compliance with the inclusion of the planning report recommendations.

Mr. Engel made a motion, Chair Evans passed the gavel and seconded, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Councilmember Paul - no. (Motion carried 2-1)

**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

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**7. ADJOURNMENT**

Mr. Engel motioned to adjourn. There being no objections, the meeting was adjourned at 5:08 p.m.

Date Approved: \_\_\_\_\_

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Chair/Committee Member