

**SITE PLAN COMMITTEE  
FEBRUARY 13, 2001**

**1. ROLL CALL**

The meeting was called to order at 4:05 p.m. Committee members present were Chair Jeff Evans, James Aucamp, Jr., and Councilmember Judy Paul. Vice-Chair James Marcellino and Sam Engel were absent. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES:**   October 10, 2000  
  November 7, 2000  
  November 28, 2000

Councilmember Paul made a motion, seconded by Mr. Aucamp, to approve the minutes for October 10, 2000, November 7, 2000, and November 28, 2000. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 3-0)**

**3. SITE PLAN MODIFICATIONS**

**3.1 SP 9-2-00, Griffin Road Professional Center, 5450 Griffin Road (B-2) (tabled from January 23, 2001)**

Chair Evans requested a motion to retable this item.

Councilmember Paul made a motion, seconded by Mr. Aucamp, to table to February 27, 2001. In a voice vote, with Vice-Chair Marcellino and Mr. Engel being absent, all voted in favor. **(Motion carried 3-0)**

**3.2 SP 1-6-01, McDonalds at Davie Road Extension, 4295 North Davie Road Extension (B-2)**

Sam Cimino, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Mr. Cimino explained that the sign referenced in the planning report was not on his property and, therefore, could not be removed by him. Councilmember Paul inquired about staff's recommendation to break from the traditional red roof of McDonalds to a beige roof. Mr. McClure explained that the earthtone scheme was more conducive to the neighboring structures and described various buildings in the area.

Chair Evans stated that what was happening in the fast food business was that the building and color scheme were part of its identity. He had no particular objection to the color being changed; however, he commented that the location of this site was prominent and the signage was more than adequate. Councilmember Paul stated that consistency was important and pondered whether businesses should use their corporate color schemes or try to match colors with neighboring structures. She indicated that she could understand both sides of the issue in that people did look for certain colors and if everything was the same, it would be boring. Mr. Cimino added that the paint color generated 7.5% to 12% increase in sales, which strongly impacted taxes. He mentioned other locations where repainting had been attributed to increased sales. The colors were clarified and discussed at length with the Committee's concern being that it would be setting a precedent. Mr. Aucamp commented that he had agreed with staff, however, he could not see how it could be changed at this point.

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

**4. MASTER SITE PLAN**

4.1 MSP 11-1-00, (Nova Southeastern University) Master Site Plan for Library, Business School, and Parking Deck, 3301 College Avenue (CF)

John Santulli, Kona Gray, Greg Blaylock and Tom Laubenthal, representing the petitioner, were present.

Mr. McClure stated that this was a preliminary hearing and no action would be taken because staff's review and approval were not yet granted. Mr. McClure added there was also a variance under consideration.

Mr. Santulli exclaimed that he was hoping to get approval for the parking structure subject to final engineering comments, as there had been scheduling issues with staff which had resulted in further delays.

Councilmember Paul stated that the report declared this was a preliminary review and no action was to be taken; therefore, she was not prepared to make any decisions regarding this item unless a thorough accounting was going to be delivered by the petitioners at this meeting.

Mr. Santulli stated that he and his staff were prepared to clarify all issues. He stated that the overall plan was to unify the section of the campus surrounding the library, including the new parking structure, the future business school, and existing buildings. The site plan was not complete with elevations, but those would be added in approximately 60 to 90 days.

Mr. Gray described enhancements made including two plazas and a turnaround/drop off area which would create a "grand boulevard" entrance to the library from 30 Street. He also pointed out the various vehicle distribution routes for entering and exiting the facility and their connection to the existing campus loop. Mr. Gray stated that parking had been dramatically increased to accommodate all related buildings in the area of the library and business school.

Mr. Laubenthal spoke regarding the existing campus as it presently functions and the objectives of the master plan. He explained the transition from a drive-thru campus to a walk-on campus. To achieve a new road alignment, the parking surfaces had to be shifted. Mr. Laubenthal stated that the Town had granted approval to start the library contingent upon the delivery of the parking garage to meet the growth and traffic demands of that building. He urged the Committee to take action so that groundwork for the parking garage could commence as the area had been prepared for construction. Mr. Laubenthal stated that the plan had allowed for more green areas than had originally been anticipated, which would enhance the aesthetic quality of the project.

Mr. Blaylock described the parking structure, stating that the three levels would serve 1,525 cars. The design allowed for more pedestrian approaches to the campus buildings. Mr. Blaylock stated that the structure was precast, "clear span," and the architectural design was compatible with the contemporary design of the library.

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Mr. Laubenthal described the shuttle bus system for students from parking areas to the many destinations around the campus. Mr. Gray stated that the proposed improvements were in direct correlation with Nova's master plan of 1998 for Nova. He assured the Committee that a majority of Nova's campus would remain green.

Mr. Laubenthal stated that at Nova's current level of development, there was still 60% green area at this site, clarifying that most of the proposed development was concentrated in one area. He noted that Nova's standard for green areas was 40% and the Town's was 30%.

There was further discussion regarding variances and building heights and Mr. McClure stated that these issues would be presented on March 7th. Mr. Santulli stated that a variance was granted for every building over 35 feet. He added that the exact height of the business school had not yet been determined as there were funding issues still pending for that structure. The goal was five stories, however, two of the stories might be constructed later in time.

Chair Evans was concerned with the simplicity of the garage in comparison with the library, business school, and main thoroughfare, as the former seemed to be basic and open not by design, but because of budgetary issues. Mr. Laubenthal stated that Broward County had set a criteria for the library and garage which had to be considered in the design. He added that the parking decks were conforming to the standards and there was no request for a height variance. Mr. Laubenthal stated that the architects made an attempt to direct the focus away from the parking structure, and tried to give it some character so that it would blend in with the overall master plan. Mr. Blaylock stated that Nova was not a commercial property and long term usage was strongly considered in the plan.

The Committee took a brief recess at 4:50 p.m. and reconvened at 4:55.

Mr. Laubenthal referred to Mr. Aucamp's general review of the plan regarding the significant amount of landscaping material and that which already existed. He explained how various Royal palm trees had been relocated, and how they had already exceeded their initial objectives for landscaping, enhancing both College Avenue and University Drive.

Closer observation of the plan and discussion regarding the parking structure and landscaping continued, focusing on the visual effect the landscaping would have. Chair Evans was concerned that the plan did not shield the visibility of the cars. Mr. Laubenthal assured that hedges were included between the Royal palms so that visibility of cars was minimal. He added that the "open" garage design emphasized security.

Chair Evans suggested that the petitioner present a more realistic rendering of the plan. He reiterated that there was a problem with the parking garage plan as presented at this meeting, and he felt that landscaping was not the solution. Councilmember Paul agreed with Chair Evans, stating that a more detailed rendering, with landscaping included, needed to be presented.

After further discussion and explanation, Mr. Laubenthal stated that the petitioner had a twofold objective: first was to get a preliminary site plan approval of the master plan, and second to expedite closure on the issue of the garage. He asked if the overall master plan was acceptable to the Committee except for the garage details and if action would be taken at this meeting.

Chair Evans stated that this was for discussion. Councilmember Paul advised that she would be leaving as she had made a prior commitment and was not prepared to take action at this point. She also noted that no further discussion could take place regarding

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landscaping as the quorum would be lost upon her departure. It was recommended that the petitioner attend the February 27th meeting with a rendering which would respond to recommendations and changes suggested by this Committee. Also, the Committee assured that it would assist in expediting the plan as much as possible.

Councilmember Paul made a motion, seconded by Mr. Aucamp, to defer to February 27, 2001, with the stipulation that if there were any problems, the Committee would make stipulations and conditions in order for the applicant to move forward. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 3-0)**

**5. OLD BUSINESS**

There was no old business discussed.

**6. NEW BUSINESS**

There was no new business discussed.

**7. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**8. ADJOURNMENT**

Councilmember Paul departed from the meeting at 5:40 p.m. and the quorum was lost. No further business was discussed.

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

\_\_\_\_\_  
Chair/Committee Member