

**SITE PLAN COMMITTEE  
JUNE 12, 2001**

**1. ROLL CALL**

The meeting was called to order at 4:10 p.m. Committee members present were Chair Jeff Evans, Sam Engel, Jr., and Vice-Mayor Judy Paul. Also present were Planning and Zoning Manager Jeff Katims and Committee Secretary Janet Gale recording the meeting. Vice-Chair James Marcellino and James Aucamp, Jr. were absent.

**2. APPROVAL OF MINUTES: May 22, 2001**

Vice-Mayor Paul and Mr. Engel indicated that they did not have an opportunity to review the minutes of May 22, 2001.

Vice-Mayor Paul made a motion, seconded by Mr. Engel, to defer approval of the May 22, 2001, minutes to the meeting of June 26, 2001. In a voice vote, with Vice-Chair Marcellino and Mr. Aucamp being absent, all voted in favor. **(Motion carried 3-0)**

**3. SIGNAGE**

**3.1 S 5-2-01, Wachovia, 4491 South State Road 7 (M-1)**

Kevin Bray, representing the petitioner, was present. Mr. Katims read the planning report (Planning and Zoning Division's recommendation: approval subject to the condition as outlined in the report).

Mr. Bray explained that he was changing the faceplate copy and colors to accommodate a new business name and that the structure would remain the same.

Vice-Mayor Paul made a motion, seconded by Mr. Engel, to approve subject to the planning report recommendation. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 3-0)**

**4. SITE PLANS**

**4.1 SP 3-1-01, Tail End Pet Resort, 10401 Orange Drive (A-1)**

Gus Aguirre and Philip Aguirre, representing the petitioner, were present. Mr. Katims explained that this site plan had been previously approved by the Committee and the Town Council but had expired. He asked if the Committee wanted to hear a full report and the Committee responded affirmatively. Mr. Katims read the planning report (Planning and Zoning Board's recommendation: approval subject to the condition as outlined in the report).

Chair Evans questioned if the Engineering Department's comments had been made. Mr. Aguirre responded affirmatively and stated that he had received an approval with no comments.

Chair Evans inquired if there had been any changes made to the drainage plans. Mr. Aguirre stated that there had been no changes made; that the plans were subject to approval by Engineering which had been received; and were to be reviewed by the Central Broward Water Control District on Wednesday, June 13th.

Vice-Mayor Paul expressed concern for the property located on the west side of the subject site. She indicated that this property was prone to flooding and that any increase in the elevation of the subject property would intensify the situation. Vice-Mayor Paul recalled that there had been several options which had been discussed to minimize the impact. Mr. Katims commented that this property would not be allowed to discharge water onto other properties as a Code requirement.

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Mr. Engel recalled that the problem was due to the elevation differences between the two properties and the minimal pitch of the berm. He was unsure if the swale area between the parking and the berm was enough to funnel the water back to the retention area. Mr. Aguirre commented that the slope was directed to the front retention area away from the sides.

Mr. Aguirre indicated that he had been working closely with staff in order to comply in every aspect of the development of this project. Mr. Katims advised that he was in possession of the Engineer's comments which stated that the plans were approved as submitted.

Vice-Mayor Paul inquired on the landscaping plans and if the existing landscaping and wall were to remain. Mr. Aguirre stated that he intended not to remove the existing landscaping and that it was to be embellished. Vice-Mayor Paul questioned what was to be planted north of the existing Royal Palm tree along the west wall. Mr. Aguirre identified and listed the materials which the landscape architect proposed to install in that area.

Vice-Mayor Paul inquired on the distance between the first parking space and the subject property line. Mr. Aguirre advised that there was 15 feet between the two.

Chair Evans inquired on how the parking spaces had been calculated as he did not see any calculations on the plans. He expressed his concern that the second floor may be used for office space as the plans indicated two entrances, and if so, it should be taken into consideration for the parking requirements. Mr. Aguirre stated that the second floor was designated as the owner's residence. Philip Aguirre explained that the owner needed two separate entrances in order to avoid walking her two dogs around the entire building to their separate kennels. Vice-Mayor Paul indicated that if the two western most parking spaces were not needed, removing them, would provide an additional ten feet of buffering between the site and the western residence. She noticed that the building and parking were not centered on the site and inquired why they were placed further to the west. Mr. Aguirre explained that the County required that the access easement be placed on the east side of the property along with the access driveway.

Vice-Mayor Paul spoke of being a good neighbor and of considerations in that respect. Messrs. Aguirre and Katims advised of the conditions that were part of a special permit approval which had been agreed to by the neighbors. A discussion ensued in an effort to minimize the impact on the neighboring residents and to assure that drainage requirements were ample. Chair Evans and Mr. Engel discussed the drainage calculations and concluded that it was reasonable for this project. Mr. Aguirre stated that he was amenable to removing the two western parking spaces if it was allowed, thereby providing further distance between the site and the western residence. Vice-Mayor Paul inquired on the status of the Australian Pines located on the property. Mr. Aguirre advised that exotic vegetation was to be removed in order to receive plat approval. Vice-Mayor Paul agreed that if the two parking spaces were removed, and if trees were planted in that space to replace the removed Australian Pines, it would create a more suitable buffer. Mr. Katims indicated that he would have to research the parking requirements in order to permit the removal of two parking spaces. With drainage issues being considered, Mr. Katims noted that the standard systems were not devised to manage 50- and 100-year storms, and there would be times when that entire neighborhood would be flooded. Mr. Aguirre assured that by eliminating the two parking spaces, the swale area would be wider and properly landscaped.

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Mr. Engel made a motion, seconded by Vice-Mayor Paul, to approve subject to checking the parking requirements, and if allowed, eliminate the two west parking spaces; add additional landscaping to screen the parking area; and widen the dry retention swale. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor Paul - yes. **(Motion carried 3-0)**

**4.2 SP 3-7-01, Designed Traffic Installation, Inc., 4601 SW 30 Street (M-4, County)**

Frank Suarez, representing the petitioner, was present. Mr. Katims read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report). Mr. Katims noted that this item had been approved, however, the application had subsequently expired. He advised of the Engineering comments and the request to relocate the dumpster which had been added to the report.

Chair Evans commented that he did not appreciate metal buildings being located in areas other than highly dense industrial uses and was concerned that this location was visible from I-595. Mr. Engel indicated that he agreed.

Mr. Suarez stated that there was another metal building located on the adjacent site and that the zoning was industrial. He indicated that a major consideration was the cost and that he had been trying to develop this property for five years. Chair Evans recalled that the applicant had once proposed a "tilt-up" building for this site. Mr. Engel advised that while a metal building was cheaper in the beginning, there were problems which ultimately made it more expensive than a masonry building in the long run. He spoke of security issues, window leakage, and the inability of obtaining a fire rating.

Chair Evans was concerned that this project would start a trend as the area north of the site was open and undeveloped. Mr. Suarez maintained that the tilt-up building was too costly for his client and that this metal building was an improvement compared to what was presently at this location. Mr. Katims provided an update on the status of the truck stop project which would surround a portion of this site.

Mr. Engel noted that a hedge had been indicated around the future phase and parking area; however, it had been eliminated from the site plan on the north and east sides of the parcel. Mr. Suarez contended that this area was fairly far removed from the highway with no perimeter road. Mr. Engel suggested that the hedge be continued across the north and down the east side as it was highly visible from the State Road 7 exit off I-595.

Chair Evans expressed his opinion that this was a metal box absent of architectural features and that the purpose of the Committee was to provide guidance on aesthetics. He empathized that the applicant was in a difficult position; however, he believed that it would set a trend.

Vice-Mayor Paul inquired on the parking arrangements as she was concerned that the building was not being used as a buffer between the residents of the mobile home park and the active areas where trucks were to be making pickups and deliveries.

Chair Evans reiterated his opinion that although he was not opposed to metal building, this one was totally utilitarian with no redeeming features and would be setting a trend in the area. Mr. Suarez contended that this was what a metal building looked like. Chair Evans replied that it did not have to look this way and that it was the bare minimum.

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Vice-Mayor Paul indicated that she had promised the residents of Twin Lakes that she would be cautious in her evaluation of what was proposed for this site. She recalled the episode involving the truck stop and how the criteria was raised in consideration of those residents. Although she agreed with the aesthetic comments made by Committee members, her main issue was the location of activity and the pledge she had made to the residents.

Mr. Engel made a motion, seconded by Vice-Mayor Paul, to deny. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - absent; Mr. Engel - yes; Vice-Mayor 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**

Mr. Engel motioned to adjourn. There being no objections, the meeting was adjourned at 5:30 p.m.

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

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Chair/Committee Member