

**SITE PLAN COMMITTEE
SPECIAL MEETING
SEPTEMBER 4, 2001**

1. ROLL CALL

The meeting was called to order at 4:10 p.m. Committee members present were Chair Jeff Evans, Vice-Chair Judy Paul, Michael Crowley and Sam Engel, Jr. Also present were Development Services Director Mark Kutney, Planner Scott McClure and Board Secretary Janet Gale recording the meeting. James Aucamp, Jr. was absent.

2. SITE PLAN MODIFICATION

2.1 SP 7-2-01, David Posnack Community Center, 5850 Pine Island Road (CF)

Howard Zimmerman, representing the petitioner, requested that this item be tabled as architectural renderings were not available.

Mr. Engel made a motion, seconded by Mr. Crowley, to table to September 11, 2001. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Paul - yes; Mr. Aucamp - absent; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 4-0)**

3. SITE PLAN

3.1 SP 4-2-00, Armadillo Square, 4614 SW 64 Avenue (Griffin Corridor District)

Mr. Kutney indicated that this was a concept plan which staff, the Community Redevelopment Agency and Dover, Kohl & Partners had jointly designed for Walgreens and other developers to show how the Griffin Road Corridor regulations could be met.

Victor Dover, city planner and urban designer with Dover, Kohl & Partners, pointed out that this project was located at the heart of the Town and was significant in setting the tone for the Town and the corridor. He referred to the illustrations, spoke about the key objectives, and addressed issues that Walgreens had contended were problems. In summation of his presentation, Mr. Dover acknowledged that this plan was a bigger project and more expensive; that the frontage road would provide a compromise to the additional parking needed, which Walgreens would not get on Griffin Road; and that flexibility would be needed in that the landscape strip on the southern and eastern sides could be filled with canopy trees, but the concept plan did not provide for removing a parking space every 8 or 9 spaces to add a tree, which was a Code requirement. Mr. Dover spoke on behalf of Walgreens as a good anchor, a benefit to the area and suggested that the Town use this opportunity to send a positive message about growth. He asked that the Committee approve this concept plan.

Community Redevelopment Administrator Will Allen stated that the Agency had unanimously supported this concept. He spoke about the compromises and the importance of this site as a first development on the corridor. Mr. Allen pointed out that the Code provided for flexibility.

Community Redevelopment Agency's Vice-Chair Joan Kovac, spoke on behalf of this plan and stated that the Agency felt it would be an asset.

Bill Laystrom, representing the petitioner, stated that this site needed to be brought up to grade and that the landscape green space was diminished. He contended that the differences between the petitioner and staff was the request for an additional row of parking on the north and east sides. Mr. Laystrom explained that the expenses for this site included raising the ground elevation four feet, exfiltration under the parking, placing aerial lines underground, and creating a second story with stairways and elevator. He maintained that the cost was

prohibitive; a second story building on this major road was not necessary, as it would be on a site with on street parking; and that one additional row of parking was allowed by staff.

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Mr. Laystrom reported that this site would be difficult to develop and this was the first such proposal that the Town had seen for the corridor. He suggested that without compromises, this site might remain undeveloped as the proposed design was not financially feasible. Mr. Laystrom asked that the Committee waive the parking islands and not require the extra recommendations to the second floor which were so costly. He felt that Walgreens was being penalized for being the first site and that his client would not agree to the present recommendations.

A lengthy discussion ensued regarding the building design and the cost for fill for the three-foot drop in elevation on the north side of the site due to the high road elevation. Mr. Kutney reported that three to six waivers would be recommended by staff as part of the compromise.

Chair Evans expressed that "filling the hole" was just good business. He added that staff had accommodated several specific requests that Walgreens insisted on and felt that what was proposed was already a compromise on the Town's part. Chair Evans suggested that the second floor step down into a single story and spoke about a covered walk-thru from the back parking, which would be user friendly to pedestrians. He liked the wings that shielded the loading docks and spoke about the handicapped parking requirements. Chair Evans felt that the extra office space would be leasable at that location and that the compromises were in place and asked if Walgreens was willing to consider being a multi-use tenant.

Mr. Engel expressed that although he did not care for the looks of the wings on the end, they did hide the drive-thru and loading area. Vice-Chair Paul spoke on behalf of the project and felt that this would be a major "boom" to Walgreens. She felt it was vital to that corner to bring it up to grade and that it could be an award-winning site. Discussions continued regarding the plans for fill, burying the power lines, and visual screening devices for the drive-thru. Mr. Kutney spoke about the underground lines and reported that this was always a Code requirement. He indicated that the developer was not being penalized as there had been many meetings and the property owner and Walgreens knew of the hardships from the onset.

Property owner James Klaudfelter stated that the Code requirements were being battled for nearly three years. He was concerned that staff would stand by this plan when it went to Council. Mr. Kutney assured him that they would. Discussion followed regarding the two-story building, a shared elevator, the size of the pad and the square footage of the second floor. Mr. Klaudfelter felt that a second row of parking along Davie Road would continue to be a need for Walgreens and an extended discussion on parking ensued.

Vice-Chair Paul made a motion, seconded by Mr. Crowley, to accept the concept plan and bring the plan to Council. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Paul - yes; Mr. Aucamp - absent; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 4-0)**

4. OLD BUSINESS

Reconsideration

- 4.1 SP 8-7-00, South Post, Inc./Imagination Farms West, north of Orange Drive, east of I-75 (E)

Dennis Mele, representing the petitioner, was present. Planner Geri Baluss presented the Committee with a written agreement from Scott Lewis which outlined what needed to be done to the archeological site prior to construction. She emphasized that staff's recommendations

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had not changed and that this was done in order to provide clarification and to verify what had been indicated in the planning report.

Mr. Mele agreed that before site work was done, construction fences needed to be erected around the archeological site. He stated that he and the applicant now understood what was needed and he agreed that the recommendations be followed.

Chair Evans stated that there was nothing architectural in his packet and he felt that this item needed to be tabled until the next meeting. He indicated that presenting the whole thing now, was not following proper channels as the Committee did not have enough information to review ahead of time. Chair Evans pointed out that a rendering did not show four sides and he reminded Mr. Mele that the applicant was told what to provide at the last meeting.

Mr. Mele explained what he brought; renderings of each model with elevations of all four sides, color boards, reduced copies, elevations and photographs. It was decided that the architectural renderings would be brought again to the next meeting.

Mr. Mele clarified what had been requested by the Committee and stated that the landscape plan with the northern buffer plan, would be presented at the next Council meeting. He indicated that the Town would go to the Central Broward Water Control District to ask for a waiver as some trees would encroach on the lake maintenance easement. Mr. Crowley responded that staff had told him that in a 20-foot easement, a slope was planned, but trees had not been mentioned. A discussion ensued regarding the horse trail and the landscape berms, where to locate them and their height.

Vice-Chair Paul made a motion, seconded by Mr. Crowley, to table to September 11, 2001. In a voice vote, with Mr. Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Chair Evans noted that there were two portables added at a church school located south of State Road 84 on Flamingo Road. He wondered if this should have gone through the site plan process. Mr. Mc Clure advised that these were for temporary use and were approved administratively.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:03 p.m.

Date Approved: _____

Chair/Committee Member