

**SITE PLAN COMMITTEE
OCTOBER 22, 2002**

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, Michael Crowley and Sam Engel, Jr. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: October 8, 2002

Mr. Engel made a motion, seconded by Vice-Chair Aucamp, to approve the minutes of October 8, 2002. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Ms. Nolan introduced Chief Landscape Architect Jack Martin who apprised the Committee on the status of the Grand Oaks project involving the relocation and preservation of its Oak trees. He indicated that the situation was under control and that the developer was scheduled to appear before the Code Compliance Special Master regarding past violations. Mr. Martin stated that he was working with their Landscape Architect Mike Oliver on this project and that it would be continuously monitored.

3. SITE PLANS

3.1 SP 7-2-02, Blockbuster Plaza, 4301 Flamingo Road (B-3)

Carlos Gonzalez and Brett Hollander, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with one condition which subsequently had been met).

Mr. Gonzalez made his presentation and answered questions. An error on the plans had been observed and he clarified that columns were to be detailed in stucco rather than being "painted". Mr. Engel noticed that the "radius was tight" for delivery trucks turning into the loading zone. As other Committee members and staff concurred with Mr. Engel's recommendation, Mr. Gonzalez agreed to work with his engineer to improve the radiuses to meet with staff's satisfaction. Also discussed were the landscaping plans for the building and for a canal right-of-way.

Mr. Engel made a motion, seconded by Mr. Crowley, to approve subject to staff's planning report; clarifying the canal right-of way; making changes in the stucco brick in order to accomplish 12-inch brick columns with some relief in the brick; providing a continuous hedge at the northwest corner of the rear of the building in order to screen the access doors; and revising the radiuses at the loading zones to comply with staff's recommendations. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

3.2 SP 7-5-02, University Place, A Corporate Office Center-Pearl Plaza, 5200 South University Drive (B-3, Planned Business District)

Frank Costoya, Michael Oliver and Jay Evans, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration).

Using renderings, Mr. Costoya made a presentation and answered questions. Discussed at length were the location of dumpsters, the lack of an egress at the rear of the project, and turn around "Ts" at the dead ends.

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Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve subject to staff's comments; revising the dumpster locations prior to Town Council presentation; revising the turn around area before permitting; and labeling the dry retention areas on the plans prior to Council presentation. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

3.3 SP 8-2-02, Broward Plaza, 4815 South State Road 7 (Griffin Corridor District, State Road 7 Node)

Tom Caruso, Patrick Koenig and Graham Jones, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: in conformance of the waiver request and suitable for consideration subject to the conditions noted in the report).

Mr. Caruso provided a presentation and indicated that the intention of the project was to meet today's criteria and breathe new life into the center. Discussed at length were the amount and location of handicapped parking spaces and landscaping and maintenance of a buffer which was the Department of Transportation's right-of-way. Since drainage at this site had been a problem in the past, Mr. Crowley spoke of his concerns regarding this issue and advised that the applicant would have to deal with the Central Broward Water Control District regarding this problem.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to staff's report and that the handicapped parking changes be made prior to final site plan approval by staff. . In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - no; Mr. Engel - yes. **(Motion carried 4-1)**

3.4 SP 8-3-02, Veterinary Clinic Animal Recreation & Rehabilitation Center, 2670 South Flamingo Road (AG)

Michelle Diaz-Mendez, David Rosenthal and Dr. Joyce Loesser, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendations: suitable for consideration with conditions).

Ms. Diaz-Mendez provided a site plan rendering, paint samples, and explained the intent of the project. Discussed at length were the separation wall, the color of the building and plans for the remainder of the property.

Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

Master Site Plan

3.5 MSP 2-1-02, Tuscany at Davie, northeast corner of Hiatus Road and Orange Drive (A-1)

Randy Page, Walter Fluegel, David Harris and Bill Laystrom, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendations: complete and suitable for consideration with conditions).

Mr. Page advised that the project had been renamed Black Hawk Ranch Estates. Using renderings, Mr. Fluegel provided a presentation.

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Ms. Aitken expressed that she would like to see this project comply more with the “spirit” of the new regulations recently adopted to preserve the rural lifestyle characteristics of the Town. This topic led to a lengthy discussion in which Mr. Laystrom maintained that this project was the last to qualify under the previous regulations and was less than 20 acres, thereby making it exempt; however, Mr. Laystrom offered several concessions which the petitioner was able to make in an effort to be more compatible with the new regulations. This discussion continued during which Mr. Engel noted that the architect’s registration numbers needed to be on the plans. Chair Evans commented that lot dimensions also needed to be indicated on the site plans.

Mr. Crowley made a motion, seconded by Mr. Engel, to approve subject to staff’s recommendations; that sidewalks be provided in front of the houses; that with the two models presented, the developer would try to accommodate the comments of this Committee trying to put a side entrance on the garage; and that the applicant meet with Vice-Chair Aucamp and staff in order to review the revised landscape plans in an effort to eliminate the majority of the palms and replace them with native canopy trees in the landscape package as well as updating the entrance feature with more native canopy trees. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - no; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 4-1)**

4. OLD BUSINESS

Ms. Nolan distributed the two ordinances which had been approved by the Town Council regarding land development regulations to preserve the rural lifestyle characteristics and open space. Chair Evans suggested that the ordinances be discussed at the next meeting, thereby giving the Committee time to review them.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

As there was no further business and no objections, the meeting was adjourned at 7:10 p.m.

Date Approved: _____

Chair/Committee Member