

**SITE PLAN COMMITTEE
FEBRUARY 10, 2004**

1. ROLL CALL

The meeting was called to order at 4:06 p.m. Committee members present were Chair James Aucamp, Jr., Vice-Chair Jeff Evans, Julie Aitken, and Robert Breslau (arrived 4:08 p.m.). Also present were Planning Supervisor Marcie Nolan, Planner Chris Gratz and Secretary Janet Gale recording the meeting. Sam Engel, Jr., was absent.

2. APPROVAL OF MINUTES: January 27, 2004

Ms. Aitken made a motion, seconded by Vice-Chair Evans, to approve the minutes of January 27, 2004. In a voice vote, with Messrs. Breslau and Engel being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLANS

3.1 SP 8-7-03, Stirling Triangle Professional Bldg., 6099 Stirling Road (B-2)

Sam Shapiro, the applicant, was present. Mr. Gratz summarized the planning report.

Ms. Aitken pointed out an error in the landscape plan regarding a sidewalk and Mr. Shapiro indicated he would make a note of it. A lengthy discussion ensued regarding the air conditioning units and the height of the parapet; extending the parapet; column features; a dumpster location at an intersection; having the plans match the renderings; and architectural elements to carry through on all four sides of the building. The Committee decided it would be best to postpone a recommendation in order for the applicant to make several corrections.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to table to the next meeting [February 24, 2004] or the meeting thereafter [March 9, 2004] in order that the applicant complete the following: show the sidewalk on the east side of the building on the landscape pans; extend the parapet; address the color of the building; have the vertical elements to show on the plans as shown on the elevation; address the rear elevation and the concrete columns supporting the second floor; clarify easement infringement with engineering; and indicate the relocation of the dumpster as discussed. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - absent. **(Motion carried 4-0)**

3.2 SP 1-1-04, Amerika, 4791 South State Road 7 (B-2)

Gus Khavanin, representing the petitioner, was present. Mr. Gratz summarized the planning report.

Mr. Breslau made a motion, seconded by Ms. Aitken, to approve. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - absent. **(Motion carried 4-0)**

Master Site Plan

3.3 MSP 11-1-03, Travel Center, 4751 SW 30 Street (TS-Truck Stop)

Jaime Plana, Bill Meyers, Sylvia Clements, Steve Moody and Jim Santiago, representing the petitioner, were present. Ms. Nolan summarized the planning report.

In a lengthy presentation equipped with various graphics, Mr. Plana thoroughly explained the intent of the project. He spoke of its uniqueness and of the economic benefits to the Town, specifically the creation of 650 new jobs and the projected increase in tax revenue.

**SITE PLAN COMMITTEE
FEBRUARY 10, 2004**

Dick Coker, 1404 South Andrews Avenue, indicated that he represented DMG Roadwork which owned Spur Road. He clarified that although Spur Road appeared on the site plans for access to this project and for drainage retention, the applicant would not be able to use Spur Road for those purposes. Mr. Coker indicated that there was a legal issue which needed to be resolved as part of Spur Road was included in the site plan. Ms. Clements argued that point and read excerpts from an agreement. Committee members asserted that debating this issue was not the function of this Committee. Ms. Nolan advised that the site met Code and that the issue raised by Mr. Coker was an issue for future deliberation by different boards. Chair Aucamp reminded the applicant about the purpose and function of the Committee and how this item would be reviewed.

Sam Poole, 350 East Las Olas Boulevard, indicated that he was here on behalf of Twin Lakes Travel Trailer Park. He explained that at the expense of the Trailer Park, a traffic analysis was made of the proposed facility. Mr. Poole distributed the report and pointed out the concerns expressed by the inhabitants of the Trailer Park. Although the analysis was based on the first site plan submitted, he stated that the impact was unacceptable to Twin Lakes Travel Trailer Park as well as other surrounding communities.

Richard Kingsberg, 3055 Burriss Road, spoke in opposition of the project.

Mr. Meyers spoke of the spirit of cooperation in which he had been working with staff and he stated that at this juncture, the purpose was to discuss the site plan and that his cooperativeness would continue. The review proceeded and was quite lengthy as there were so many different components to the project. Vice-Chair Evans indicated that the architecture of the buildings was done very well; however, the roof line did not match on various elevations. Mr. Plana agreed that the plans needed to be changed to match the elevation. He addressed the concerns expressed by Committee members and agreed to most of the recommendations which were made. Mr. Breslau pointed out the dry retention plan and Mr. Plana indicated that the dry retention feature that was referenced would be removed from the plans.

Items that were addressed were: propane; directional striping on driveway to gas pumps; the radius for bus turns; the employee car wash; display board signage; tree legends and spec sheets on plans; tree placement specifically replacing "Fox Tails" with "Sables" in certain areas; increasing the number of statement trees" at the entrance; and applying the appropriate tree species at the right location.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following stipulations: 1) that the pedestrian path shown through the truck parking area be more direct getting back to the main headquarters building; 2) that the headquarters southern elevation needs to be corrected to match the plans; 3) on the floor plans, show a "North" arrow; 4) on sheet 4.5, the dry retention area shown in the Spur Road needs to be removed from the plans; 5) remove the note indicating "propane station"; 6) clarify the entry of the cars into the gas lanes so as to avoid cross-over; 7) at the main headquarters building, the car wash needs to be moved so that there would be at least a 40-foot exit area from the car wash; 8) the display boards shown must meet Code and if anything different is intended, a variance would be needed; 9) on the landscape plan, correct the truck parking and show it as paved (not as landscape sod); 10) correct the landscape legend and landscape schedule which does not match each other; 11) the landscaping in the pathway of the islands have to be moved or

changed; 12) add a signage and striping plan (directional signs, stop signs, striping into the gas station clarifying lanes) before going to Town Council; 13) have renderings made prior to the

**SITE PLAN COMMITTEE
FEBRUARY 10, 2004**

Council presentation; 14) at the main entry, it is recommended that 20-foot clear trunk Royal Palms be installed; and 15) bring back the landscape plans after working with staff on the redesign. In a roll call vote, the vote was as follows: Chair Aucamp - yes; Vice-Chair Evans - yes; Ms. Aitken - yes; Mr. Breslau - yes; Mr. Engel - absent. **(Motion carried 4-0)**

4. OLD BUSINESS

Ms. Aitken stated that residents at Summer Lake asked her to bring to the Committee's attention the fact that the trees were dying behind the yellow church on Flamingo Road. Ms Nolan explained that the situation was being monitored by the Town's Urban Forester Mike Orfanedes who was working with the pastor of that church.

5. NEW BUSINESS

There was no old business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 6:50 p.m.

Date Approved: _____

Chair/Committee Member